RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$175,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2012. Notary Public MY COMMISSION EXPIRES: 8/7/12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie J. McKinney	Mortgage Research Center, LLC DBA Veterans United Home Loans	135160a10800co
(NAME)	(NAME)	
2512 Ravine Drive	2101 Chapel Plaza Ct. Suite 107	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sandra L. Kolbjornsen, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie J. McKinney and Edith Duminie husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Nashboro Village, Tracts 8, 9, and 10, as of record in Book 5200, page 186-189, Register's Office for said County, to which plat reference is herebymade for a more complete and accurate legal description.

Being the same property conveyed to Arne G. Kolbjornsen and wife, Sandra L. Kolbjornsen, by deed of record in Book 9508, Page 178, Register's Office for Davidson County, Tennessee. Arne G. Kolbjornsen having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2512 Ravine Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120056752 DEEDWARR
Recvd: 08/01/12 15:00 2 pgs
Fees:13.00 Taxes:647.50
20120801-0068091

Witness my hand this 30th day of July, 2012.

Sandra L. Kolbjornsen by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of July, 2012, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Sandra L. Kolbjornsen and who acknowledged that she executed the same as the free act and deed of the said Sandra L. Kolbjornsen, through Power of Attorney granted her by the said Sandra L. Kolbjornsen.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2012.

Commission expires: 5.5.15

KRYSTN T. BURRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public