BILL GARRETT, Davidson County
Trans:T20120085836 DEEDWARR
Recvd: 11/09/12 09:52 3 pgs
Fees:18.00 Taxes:532.43

20121109-0103653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 4.19.2016

(AFFIX SEAL)

PATRICIA M. BARNHART
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harriet M. Floyd and Larry D. Floyd, wife and husband	People's Home Equity	03315011400
	(NAME)	
108 Campbell Court	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Larry Alan McKee, David McKee, Timothy McKee, and John McKee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Harriet M. Floyd and Larry D. Floyd, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 6 ON THE PLAN OF GREEN FOREST SUBDIVISION, AS OF RECORD IN BOOK 3700, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO AUDE MCKEE AND WIFE, VERNA A. MCKEE BY DEED FROM MARY J. BINGHAM AND EUGENE BINGHAM OF RECORD IN BOOK 6735, PAGE 276, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID VERNA A. MCKEE HAVING PREDECEASED THE SAID AUDE MCKEE. AUDE MCKEE HAVING SINCE DIED AND PURSUANT TO LAST WILL AND TESTAMENT OF AUDE MCKEE IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, NO. 11P1474 SAID PROPERTY WAS DEVISED TO LARRY ALAN MCKEE, DAVID MCKEE, TIMOTHY MCKEE AND JOHN MCKEE, AND LEAVING A LIFE ESTATE TO OTELIA MCKEE. ALSO BEING THE SAME PROPERTY CONVEYED TO LARRY ALAN MCKEE, DAVID MCKEE, TIMOTHY MCKEE AND JOHN MCKEE BY DEED FROM OTELIA MCKEE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF AUDE MCKEE, DECEASED AND INDIVIDUALLY OF RECORD BY INSTRUMENT NO. 20120620-0053910 AND DEED OF CORRECTION OF RECORD BY INSTRUMENT NO. 20120910-0081606, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID DEED OF CORRECTION STATES THAT OTELIA MCKEE CONVEYS ALL RIGHT, TITLE AND INTEREST OF THE ESTATE OF AUDE MCKEE AND HER INDIVIDUAL AND/OR INHERITED INTEREST TO LARRY ALAN MCKEE, DAVID MCKEE, TIMOTHY MCKEE AND JOHN MCKEE.

DAVID MCKEE, EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF LARRY ALAN MCKEE, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20121109-0103651, TIMOTHY MCKEE, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20121109-0103650, AND JOHN MCKEE, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20121109-0103652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS PROPERTY IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

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

WARRANTY DEED
(Continued)

This is improved (X) property, known as 108 Campbell Court, Goodlettsville, TN 37072
(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.

Witness my/our hand(s) this 5th day of November, 2012.

David McKee
David McKee

Larry Alan McKee
Larry Alan McKee

By: David McKee
David McKee, Attorney-in-Fact

Timothy McKee
Timothy McKee

By: David McKee
David McKee, Attorney-in-Fact

John McKee
John McKee

By: David McKee
David McKee, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David McKee, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2012.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
(Continued)

STATE of Tennessee

COUNTY of Davidson

On this 5th day of November, 2012, before me personally appeared David McKee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Timothy McKee, Larry Alan McKee, and John McKeeand acknowledged that such person executed the same as the free act and deed of Timothy McKee, Larry Alan McKee, and John McKee.

Mary Birthright
Notary Public

My commission expires: 11-3-15



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072