6

WARRANTY DEED

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Merritt McKinney **And** **Thomas H. Bailey**	Ark-La-Tex Financial Services, Inc.	**08304006300**
(NAME) **2430 Solon Drive**	(NAME) 5160 Tennyson Parkway, Suite 2000 W	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Plano, TX 75024	
(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, **Sara Nicole Williams**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Merritt McKinney and Thomas H. Bailey, joint tenants with the right of survivorship** 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. 55 on the Plan of Rosebank Park, of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sara Nicole Williams by deed dated April 28, 2006 from Brandon H. Brooks and wife, Kimberly P. Brooks of record in Instrument No. 20060503-0050900, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2430 Solon Drive, Nashville, TN 37206**

(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:T20130027171 DEEDWARR
Recvd: 04/03/13 15:50 2 pgs
Fees:13.00 Taxes:591.63

20130403-0033085

Witness my hand this **28th day of March, 2013.**

Sara Nicole Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Sara Nicole Williams** whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2013.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

T. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN