

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $537,500.00

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2013.

Notary Public

My commission expires: 07/08/13

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20130055341 DEEDWARR
Recvd: 06/28/13 16:29 2 pgs
Fees:13.00 Taxes:1988.75

20130628-0067157

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick A. Walsh	New owner	**117-12-0-121**
3508 Belmont Blvd.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Franklin W. McKinney aka, Wade McKinney, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick A. Walsh and Emily R. Walsh, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Clairmont Subdivision, Block "C" of record in Plat Book 974, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Franklin W. McKinney by Quitclaim Deed from Stephen A. Leake of record as Instrument No. 20040518-0058216, in the Register's Office for Davidson County, Tennessee, dated April 29, 2004, recorded May 18, 2004.

Being the same property conveyed to Franklin W. McKinney and Stephen A. Leake, both unmarried by Quitclaim Deed from Kafiristan Blokes, a Tennessee General Partnership of record as Book 10009, Page 599, in the Register's Office for Davidson County, Tennessee, dated June 17, 1996, recorded June 26, 1996.

Being the same property conveyed to Kafiristan Blokes, a Tennessee general partnership, composed of Stephen Leake and Wade McKinney by Warranty Deed from Shirley J. Spear, a widow of record as Book 9190, Page 974, in the Register's Office for Davidson County, Tennessee, dated December 16, 1993, recorded December 17, 1993.

Franklin W. McKinney aka, Wade McKinney is one and the same as Franklin W. McKinney, Grantor in Book 10099, Page 599 and Wade McKinney, Grantee, in Book 9190, Page 974.

Melanie B. McKinney, spouse of Franklin W. McKinney, joins in this conveyance to convey her marital interest in the subject property.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and

zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3508 Belmont Blvd., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF June 28, 2013:

Franklin W. McKinney, aka Wade McKinney

Melanie B. McKinney

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Franklin W. McKinney aka, Wade McKinney and Melanie B. McKinney, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 28th day of June, 2013.

My Commission Expires: 6-26-16

Notary Public

20131224R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY