Bo4 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130099813 DEEDWARR
Recvd: 11/25/13 15:08 2 pgs
Fees:13.00 Taxes:494.32

20131125-0121045

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $133,600.00.

Affiant

Subscribed and sworn to me on November 22, 2013.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2016
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26998SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Linda McKenzie 3440 Daisy Trail Antioch, TN 37013	SAME AS NEW OWNER	150-08-0-007.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sherry Groom, unmarried hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Linda McKenzie, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 294 on the plan of "The Country", Section Seven-A, of record in Book 6250, page 308, Register's Office for Davidson County, Tennessee.

Said Lot No. 294 fronts 86.23 feet on the broken northerly margin of Daisy Trail and extends back 153.28 feet on the easterly line and 160.00 feet on the westerly line to a broken line in the rear, measuring 81.66 feet thereon.

Being the same property conveyed to Gary Lee Groom and wife, Sherry Groom by Deed from Robert Allen Grimme and wife, Debra Lee Grimme of record in Book 7342, page 381, said Register's Office for Davidson County, Tennessee. And being further conveyed to Sherry Groom, an unmarried woman by Quitclaim Deed from Gary Lee Groom, an unmarried man and Sherry Groom, an unmarried woman, who acquired title as husband and wife, of record as Instrument No. 20070226-0022985, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Matters shown on plan of record in Book 6250, page 308, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions of record in Book 6482, page 682, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3440 Daisy Trail, Antioch, TN 37013.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on November 22, 2013.

Sherry Groom

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On November 22, 2013, before me personally appeared Sherry Groom and to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 22, 2013.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE