BILL GARRETT, Davidson County
Trans:T20140005226 DEEDWARR
Recvd: 01/23/14 10:28 2 pgs
Fees:13.00 Taxes:181.30
20140123-0006392

13-1-372

Register Return to:
Land Title South, Inc.
3926 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1300**

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/30/2013**, by and between **Daniel R Thompson, SR. and Melinda L Thompson, husband and wife**, parties of the first part, and **Mylinda McKay, married**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 205, on the Plan of Madison Park, Section 8 of record in Book 4300, Page 117, Register's Office for Davidson County, Tennessee, to which plat reference I hereby made for a more complete description.

SAID Lot No. 205 fronts 69 feet n the north margin of Becklea Drive and runs back 129.5 feet on the west line and 110.9 feet on the east line to a dead line in the rear on which it measures 71.5 feet.

BEING the same property conveyed to Daniel R. Thompson, Sr. and wife, Melinda L. Thompson, by Kevin D. Hayes, a single man, dated September 17, 2008, by deed of record in Book 10200, Page 205, Register Deeds Office of Davidson County, Tennessee.

This conveyance is made subject to:
All existing easements and restrictions of record.

Parcel ID # **43-6-300**
☒ Improved **202 Becklea Drive,** ~~**Nashville, TN 37217**~~ Madison TN 37115
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Daniel R Thompson, SR.

Melinda L Thompson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Daniel R Thompson, SR. and Melinda L Thompson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this ~~30th~~ 15 day of ~~December~~ January, ~~2013~~ 2014.

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **Mylinda McKay**

and Address: **202 Becklea Drive, ~~Nashville, TN 37217~~** Madison TN 37115

Mail tax bills to: Mylinda McKay
1035 Secretariat Dr
Mt Juliet TN 37122

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$49,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this ~~30th~~ 15 day of ~~December~~ January, ~~2013~~ 2014.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY