WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas McKinney, Trustee	NEW OWNER	Parcel ID:
16082 State Rt. 170		13616001500
East Liverpool, OH 43920		

FOR AND IN 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

Elva Millian Dubon and husband, Gerson Eduardo Portillo Vasquez

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust Dated 4/24/95

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:

Property located in the County of Davidson, Tennessee:

LAND in Davidson County, Tennessee, Zone Lot Division, Being Lot 77B on the Plan of Chelsea of Priest Lake, Section 1A, Lots 74 through 77 as of record in Book 6250, Page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Folkstone Drive, said point being the common corner of Lots 77A and 77B; thence with the common border of said Lots 133.01 feet to a point; thence easterly 58.76 feet to a point; thence southerly 108 feet along common borders of Lots 77B and reserve parcel A to the beginning of a curve; thence along said curve in a westerly direction 39.27 feet and continuing in a westerly direction along the northerly margin of Folkstone Drive 32.29 feet to the point of beginning.

BEING the same property conveyed to Elva Millian Dubon, married by Cash Deed from The Secretary of Housing and Urban Development, of record in Instrument 20130326-0029562, dated March 25, 2013, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3700 Folkstone Drive, 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 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 our hands this 5th day of March, 2014.

Elva Millian Dubon

Gerson Eduardo Portillo Vasquez

BILL GARRETT, Davidson County
Trans:T20140020061 DEEDWARR
Recvd: 03/26/14 09:19 2 pgs
Fees:13.00 Taxes:176.86

20140326-0024691

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elva Millian Dubon and Gerson Eduardo Portillo Vasquez, 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 and official seal at Nashville, Tennessee, this 25th day of March, 2014.

My Commission Expires: 8/23/16

Notary Public

