WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140026049 DEEDWARR
Recvd: 04/17/14 10:36 2 pgs
Fees: 13.00 Taxes: 1295.00

20140417-0032196

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Judy C. McKinley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2014.

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES 5-3-2016

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James T. McKinley	James T. McKinley	09613020500
(NAME)	(NAME)	
129 Cherry Branch Lane	129 Cherry Branch Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **IMS Properties, a Tennessee General Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James T. McKinley and Judy C. McKinley, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Section 15, Parrish Commercial Park, as of record in Plat Book 6050, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to IMS Properties, a Tennessee general partnership by Warranty Deed dated 03/31/2004 from Joseph G. McKinley and Sarah A. McKinley, husband and wife of record in Instrument 200404070039300, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6050, Page 90, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4817, Page 997, said Register's Office.
Right-of-Way for Old Elm Hill Pike, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2727 Old Elm Hill Pike, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 15th day of April, 2014.

IMS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

Harden B. Pollock
Partner

Michael D. Haynes
Partner

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harden B. Pollock and Michael D. Haynes with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Partners of IMS Properties, a Tennessee General Partnership the within named bargainer, a general partnership, and that, Harden B. Pollock and Michael D. Haynes as such Partners, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by Harden B. Pollock and Michael D. Haynes as such Partners.

Witness my hand and Official seal this 15th day of April, 2014.

Notary Public
My Commission Expires: 5-3-2016

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122