WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/14 14:34 2 pgs
Fees:13.00 Taxes:915.38
20140630-0057267

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$247,400.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of June, 2014

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert K. McKinney	First Community Mortgage, Inc.	007-15-0-004.00
637 Gaylemore Drive	275 Robert Rose Drive	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeremy Fish and wife, Stephanie Fish,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert K. McKinney and Beth E. McKinney, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 36 on the plan of Grizzard Manor, Section 3, of record in Book 4675, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 36 fronts 174.28 feet on the westerly margin of Gaylemore Drive and extends back 268.80 feet on the northerly line and 285 feet on the southerly line to a dead line in the rear, measuring 144 feet thereon.

Being the same property conveyed to Jeremy Fish and wife, Stephanie Fish, by deed from Janet V. Lloyd and husband, Robert W. Lloyd, on March 30, 2006, of record in Instrument Number 20060404-0038326, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4675, page 40, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4755, page 905; and Book 4647, page 683, Register's Office for Davidson County, Tennessee.
- Easement of record in Intrument Number 20021028-0131739, Register's Office for Davidson County, Tennessee.

This is improved property known as: **637 Gaylemore Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 30, 2014.

Jeremy Eric Fish

Stephanie Diane Fish As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeremy Eric Fish** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 30, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jeremy Eric Fish, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Stephanie Diane Fish, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Stephanie Diane Fish, the bargainor(s), by the said Jeremy Eric Fish, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of June, 2014.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE