WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/14 15:00 2 pgs
Fees:13.00 Taxes:1234.32
20140708-0060142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of July 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stanley G. Tidwell	Stanley G. Tidwell	054 14 0A 006.00
(NAME) 1009 Williams Way ~~21 Harbor Cove Dr~~	(NAME) Same	
(ADDRESS) Old Hickory, TN 37138 ~~Old Hickory 37138~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Three Thousand Six Hundred And No/100 Dollars ($333,600.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **J. Michael McKinnon and Kimberly D. McKinnon, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stanley G. Tidwell**, 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:

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Brandywine Harbor, a Planned Unit Development, filed of record in Book 11700, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said property.

Being the same property conveyed to J. Michael McKinnon, an unmarried man and Kimberly D. Tidwell, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Maurice Consiglio and wife, Norma Jean Fisher dated April 3, 2007 of record in Instrument No. 20070424-0048792, Register's Office of Davidson County, Tennessee. By Virtue of Marriage, the said Kimberly D. Tidwell, now known as Kimberly D. McKinnon.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 21 Harbor Cove Dr, Old Hickory, TN 37138

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, has 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 1st day of July, 2014.

J. Michael McKinnon

Kimberly D. McKinnon

State of Tennessee County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Michael McKinnon and Kimberly D. McKinnon, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of July, 2014.

Notary Public
My Commission Expires:

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 6, 2014

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122