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 $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 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:
Joseph Services LLC	NEW OWNER	Parcel ID:
P.O. Box 274		15003017100
Irondale, OH 43932		

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

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

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Joseph Services LLC
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. 46B on the Plan of Zone Lot Division of Lots 43 thru 47, Chelsea of Priest Lake, Section One-B, as of record in Plat Book 6250, Page 8 amended in Plat Book 6250, Page 264, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas McKinney, Trust by deed from The Secretary of Housing and Urban Development, of record in Instrument 20101109-0089830, dated July 6, 2010, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 8 amended in Plat Book 6250, Page 264, said Register's Office.

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 3504 New Windsor Court, 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 my hand this 1st day of September, 2014.

The Thomas McKinney Revocable Living Trust dated 4/24/95
BY:

Thomas McKinney, Trustee

BILL GARRETT, Davidson County
Trans:T20140067031 DEEDWARR
Recvd: 09/09/14 11:25 2 pgs
Fees:13.00 Taxes:277.50
20140909-0082459

STATE OF OHIO
COUNTY OF Columbiana

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas McKinney, Trustee of the Thomas McKinney Revocable Living Trust dated 4/24/95, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of the Thomas McKinney Revocable Living Trust dated 4/24/95, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 28 day of August, 2014.

My Commission Expires: Oct 2 2015 Marlene Smith
Notary Public

