File Box
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140067422 DEEDWARR
Recvd: 09/10/14 12:01 2 pgs
Fees: 13.00 Taxes: 647.50
20140910-0082906

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Daniel J. McKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel J. McKinney	Daniel J. McKinney	11808012700
(NAME)	(NAME)	
2414 Cruzen Street	2414 Cruzen Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michelle A. Anderton and husband, and Darwin Anderton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel J. McKinney and Warren V. Elliott, tenants in common,** 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:

Being Lot No. 261 on the plan of Grandview Heights of record in Book 161, pages 14 & 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michelle A. Anderton by deed from Bush Industrial Tire Company, Inc. dated 10/3/96, of record in Book 10216, page 182, Register's Office for Davidson County, Tennessee.

Darwin Anderton joins in this conveyance to convey any and all interest he may have in sad property.

This property is being sold as is.

This conveyance is subject to 2014 taxes to be paid by the Seller. Taxes for the year 2015 and subsequent years to be assumed by the Grantees. Subject to all matters as set out on the plan of record in Book 161, pages 14 & 15, said Register's Office. Subject to any and all easement located on the property. Rights and Claims of parties in possession.

unimproved ☐

This is improved ☐ property, known as 2412 Cruzen Street, Nashville, TN 37211
(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 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/our hands this 9th day of September, 2014.

Michelle A. Anderton

Darwin Anderton

State of Tennessee
County of Williamson

Personally appeared before me Michelle A. Anderton and Darwin Anderton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of September, 2014.

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2014-130