BILL GARRETT, Davidson County
Trans:T20140072062 DEEDWARR
Recvd: 09/25/14 13:23 2 pgs
Fees:13.00 Taxes:370.00
20140925-0088442

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1227

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00.**

Carolyn Dawn Huey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2014.

Marka L Nettle
Notary Public

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
CAROLYN DAWN HUEY et vir **5681 Eatons Creek Road** **Joelton, TN 37080**	**SAME**	**02900014300**

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, **I, WILLIAM C. McKOIN, JR., also known as WILLIAM CANTRELL McKOIN, an unmarried person**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLYN DAWN HUEY and husband, DARRELL HUEY**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummins, Surveyor, January 24, 1967, as follows:

Beginning at a point on the westerly margin of Eatons Creek Road, said point being north 9 degrees 40' West 630 feet from the intersection of said Eatons Creek Road and a point in the eastern boundary line of the property conveyed to Thomas Tyler Baggott, Jr. and wife, of record in Book 2143, page 52, Register's Office for Davidson County, Tennessee; thence North 82 degrees 30' West 707 feet; thence northeasterly 204 feet; thence South 82 degrees 30' East 627 feet to the westerly margin of Eatons Creek Road; thence with the same South 9 degrees 40' East 212 feet to the beginning, containing 3.2 acres more or less.

Being the same property conveyed to William C. McKoin, Jr., single, by Quitclaim Deed from Ronald Robinson and Teresa Robinson, a married couple, of record in Instrument Number 20130521-0051059, Register's Office for Davidson County, Tennessee and being the same property conveyed to William Cantrell McKoin, Jr., by Deed from Stella Regina Schnupp McKoin Dooley, dated 06/30/1995 and filed for record on 07/05/1995 of record in Book 9722, Page 205, Register's Office for Davidson County, Tennessee.

This is improved property known as 5681 Eatons Creek Road, Joelton, Tennessee 37080

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 19th day of September, 2014.

WILLIAM C. McKOIN, JR.
a/k/a WILLIAM CANTRELL McKOIN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM C. McKOIN, JR., a/k/a WILLIAM CANTRELL McKOIN, JR., an unmarried person, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 2014.

Notary Public

My Commission Expires: 12/18/17

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY