WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082453 DEEDWARR
Recvd: 10/31/14 16:10 2 pgs
Fees:13.00 Taxes:1476.30
20141031-0100919

B-KW-14-247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph A. McKinney and Heidi L. McKinney	**Ascend Federal Credit Union**	
(NAME) **247 Cherokee Rd.**	(NAME) **P.O. Box 1210**	**103-12-0-006.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Tullahoma, TN 37388**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KIMBERLY R. HOPE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH A. MCKINNEY AND WIFE, HEIDI L. MCKINNEY,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 37 of Block L on the Plan of Cherokee Park, Third Section of record in Plat Book 843, Page (s) 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 60' on the Westerly side of Cherokee Road and runs back 146.81' on the Northerly line and 144.80' on the Southerly line to a dead line and measures 60.03' thereon.

Being the same property conveyed to Kimberly R. Hope, unmarried by deed from Cynthia M. Smith, unmarried of record in Instrument No. 20000313-0025311 Register's Office for Davidson County, Tennessee, dated March 07, 2000 and recorded on March 13, 2000.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 843, Page (s) 2 and 3, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 247 Cherokee Rd. , Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF OCTOBER, 2014.

Kimberly R. Hope by Virginia Degerberg, Attorney-in-Fact

Kimberly R. Hope by Virginia Degerberg, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Degerberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KIMBERLY R. HOPE, and who acknowledged he/she/they executed the same as the free act and deed of the said KIMBERLY R. HOPE.

Witness my hand and official seal, this the 30th of October, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212