BILL GARRETT, Davidson County
Trans:T20140090496 DEEDWARR
Recvd: 12/03/14 10:53 4 pgs
Fees:23.00 Taxes:795.50
20141203-0110810

Return to:
~~Belle Meade Title & Escrow Company~~
~~109 Kenner Avenue, Suite 201~~
~~Nashville, TN 37205~~
~~Box #~~

Realty Title & Escrow Co, Inc
206 A Cool Springs Blvd #106
Franklin, TN 37067

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Joe M. Gill and Lindy F. Gill 7306 Old Harding Road Nashville, TN 37221	Magna Bank 6525 N. Quail Hollow Rd #300 Memphis, TN 38120	142-7-2
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Melvin Benson McKinnon, Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased, James Michael McKinnon McKinnon, Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased, Donald Mark McKinnon, Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Joe M. Gill, III and Lindy F. Gill, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51, on the Re-subdivision of Lot Nos. 50, 51 and 53 on the Plan of Valley West, Section Two, as shown on plat of record in Plat Book 5210, page 96, said Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Beverly B. Lawson by Warranty Deed from William A. Craig and wife, Rebecca W. Craig, Trustees, in the Register's Office of Davidson County, Tennessee.* Beverly B. Lawson has since died on June 13, 2014 and her estate is in Probate Case 14-P1160 of Davidson County Seventh Circuit Court. James Michael McKinnon, Donald Mark McKinnon and Melvin Benson McKinnon were appointed Co-Executors of the estate by Letters Testamentary in Probate Case 14-P1160. Beverly B. Lawson Family Trust was created by the Last Will and Testament of Beverly B. Lawson, deceased.

* of record in Book 10918, Page 598.

~~This instrument is being executed on behalf of Mark McKinnon pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.~~

Donald Mark McKinnon and Mark McKinnon are one and the same person.

This is improved real property located at 7143 Old Harding Pike, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee which is not due and payable.
2. Matters shown on the plan of West Valley, Section Two, as recorded in Plat Book 5210, Page(s) 96, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $~~$210,000.00~~ $215,000.00 V)
(
(
(Subscribed and sworn to before me
(this 26 day of November, 2014.
(
(My Commission Expires: 10-18-16

Affiant

Notary Public



My Comm. Expires
October 18, 2016

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 26th day of November, 2014.

Melvin Benson McKinnon, Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased.

James Michael McKinnon, Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased.

~~Donald Mark McKinnon, Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased.~~
~~By: Mel McKinnon, Attorney in Fact~~

~~Donald Mark McKinnon by Melvin Benson McKinnon his Attorney in Fact~~

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melvin Benson McKinnon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased, and that he as such Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Co-Executor and Co-Personal Representative.

WITNESS my hand and official seal at Nashville, TN this 26th day of November, 2014.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My Commission Expires:

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James Michael McKinnon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased, and that he as such Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Co-Executor and Co-Personal Representative.

WITNESS my hand and official seal at Nashville, TN this 26th day of November, 2014.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My Commission Expires:

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this _____ day of November, 2014.

_____
Melvin Benson McKinnon, Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased.

_____
James Michael McKinnon, Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased.

Donald Mark McKinnon, Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melvin Benson McKinnon and James Michael McKinnon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased, and that he as such Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Co-Executor and Co-Personal Representative.

WITNESS my hand and official seal at _____, _____ this _____ day of November, 2014.

_____
Notary Public

My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Knox

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Donald Mark McKinnon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Donald Mark McKinnon to be the Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased, and that he as such Co-Personal Representative of the Estate of Beverly B. Lawson, deceased and Co-Trustee of the Beverly B. Lawson Family Trust created by the Last Will and Testament of Beverly B. Lawson, deceased executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Co-Executor and Co-Personal Representative.

WITNESS my hand and official seal at Knoxville, TN this 20 day of November, 2014.

Notary Public

My Commission Expires: 11.4.17

LAUREN MCKINNON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 11-4-2017