THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012949**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $118,000.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2015. Notary Public My Commission Expires: 4/18/16

BILL GARRETT, Davidson County
Trans:T20150011349 DEEDWARR
Recvd: 02/13/15 10:23 2 pgs
Fees:13.00 Taxes:436.60
20150213-0013367

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Vickery	F&M Bank	Tax Parcel ID No.
361 Yorkshire Circle	50 Franklin Street	161-11-0-C-28.00 CO
Nashville TN 37211	Clarksville, TN 37040	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura McKinley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Elizabeth Vickery, single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot E-501, VILLAGE OF BRENTWOOD, PHASE IV, RESUBDIVISION OF LOT 2, as shown on plat of record in Plat Book 6900, Page 614, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura McKinley by Warranty Deed from Dorothy E. Dowell and husband, Raymond P. Dowell, recorded on the 16th day of December, 2004 in Instrument No. 20041216-0149527, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF BRENTWOOD, PHASE IV, RESUBDIVISION OF LOT 2, as recorded in Plat Book 6900, Page(s) 614 and Plat Book 6900, Page 294.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7231, Page 789 and Book 7494, Page 689.

Charter of Homeowners Association recorded in Book 6158, Page 352, amended in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927 and Book 8163, Page 593.

Easement for Gas, recorded in Instrument No. 20130419-0039360.

Easement for Sewer/Storm Drainage, recorded in Book 6730, Page 508.

Easement for Water Mains and Appurtenances, recorded in Book 8197, Page 338.

Conveyance for Open Space recorded in Book 7397, Page 382, Book 7397, Page 384 and Book 7663, Page 928.

Order of Possession for Easement (Gas Company) recorded at Instrument No. 20130419-0039360.

This is improved property located at 361 Yorkshire Circle Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of February, 2015.

Laura McKinley by Megan Smithwick
Attorney-in-Fact

Laura McKinley by Megan Smithwick, her
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, Megan Smithwick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Laura McKinley, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of February, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018