WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017099 DEEDWARR
Recvd: 03/10/15 09:00 2 pgs
Fees:13.00 Taxes:573.50
20150310-0020211

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of February, 2015

Notary Public:

MY COMMISSION EXPIRES: 2-8-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Glenn Webb, II	Primary Residential Mortgage	Parcel ID:
616 Oak Forest Lane	1480 North 2200 West	14906007600
Antioch, TN 37013	Salt Lake City, UT 84116	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Teresa D. McKee, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Glenn Webb, II , a married man

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:

Land in Davidson County, Tennessee, being Lot No. 121 on the Final Plat of Oakwood Subdivision, Phase One, of record in Plat Book 6900, Page 935, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to James A. McKee and wife, Teresa D. McKee by deed from David T. Kelley and Patricia J. Kelley, of record in Book 9106, Page 434, dated September 28, 1993, Register's Office for said County. The said James A. McKee died January 13, 2013.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7981, Page 478, amended in Book 8038, Page 838; Book 8313, Page 17; Book 9781, Page 987; Book 9237, Page 1; Book 10650, Page 785; and Book 7981, Page 519, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 935, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 616 Oak Forest Lane, Antioch, TN 37013

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 27th day of February, 2015.

Teresa D. McKee

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 Teresa D. McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2015.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.