WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023809 DEEDWARR
Recvd: 04/01/15 10:13 2 pgs
Fees:13.00 Taxes:333.00
20150401-0028078

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust	Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust	150-03-0/262.00
(NAME)	(NAME)	
16082 State Rt 70	16082 State Rt 70	
(ADDRESS)	(ADDRESS)	
East Liverpool, OH 43920	East Liverpool, OH 43920	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James A. Meyer a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust,** 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:

A certain tract or parcel of land in Davidson county, Tennessee, being Lot No. 92-A Zone Lot Division 81, Chelsea of Priest Lake, Section Two-A and Lot 92 Chelsea of Priest Lake Section Two-B of record in Plat Book 6250, page 944 of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James A. Meyer, a married man by Quitclaim Deed from James A. Meyer and Lynne Marie Link, husband and wife dated September 19, 2013 and filed for record September 27, 2013 as Instrument NO. 20130927-0101748 in the Register's Office for Davidson County, Tennessee. Also acquired by instrument dated July 26, 2006 and filed for record as Instrument No. 20060731-0091985 said Register's Office.

Subject any and all matters appearing on the Plan of record in Plat Book 6250, page 944 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.
The current year taxes have been prorated and assumed by the Grantee(s).

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☐ property, known as 2905 Shena Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 31st day of March, 2015.

James A. Meyer

State of Tennessee
County of Davidson

Personally appeared before me James A. Meyer, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
FAIRVIEW, TN

File No.: 201503030