Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 9376

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Hollace R. McKinley
Myrna McKinley
116 Firelight Court
Antioch, TN 37013

MAP & PARCEL: 176050B05900CO

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **RODNEY HARBIN an unmarried person,** has this day bargained and sold and do hereby transfer and convey unto, **HOLLACE R. MCKINLEY AND MYRNA MCKINLEY, husband and wife,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING all of Lot No. 154, on the Plan of Hickory Woods, Section C, appearing of record in Plat Book 6900, page 885, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Rodney Harbin, an unmarried person, by Warranty Deed from Javier A. Rivera-Lopez, married, dated 05/28/2002, recorded 06/05/2002, appearing of record in Instrument #20020605-0068480, of the Register's Office of Davidson County, Tennessee.

THIS property is subject to Plat and survey of record in Plat Book 6900, page 885; Restrictive covenants contained in instrument of record in Record Book 7823, page 857, Record Book 7857, page 94, Record Book 7876, page 75, Record Book 9616, page 470, Record Book 9616, page 477 Record Book 9678, page 187 and Record Book 9764, page 44; Charter for the Homeowner's Association; all of record in the Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2015 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I further covenant with the said grantees, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2015 real property taxes, which taxes have been prorated between the parties herein and the grantor having his prorata share unto the grantees; the grantees assume and agree to pay the same when due.

BILL GARRETT, Davidson County
Trans:T20150027731 DEEDWARR
Recvd: 04/14/15 09:42 2 pgs
Fees:13.00 Taxes:351.50
20150414-0032717

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 10th day of April, 2015.

Rodney Harbin

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Rodney Harbin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 10th day of April, 2015.

MARY FUGITT STATE OF TENNESSEE NOTARY RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 10/18/2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $95,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 10th day of April, 2015.

NOTARY PUBLIC

My commission expires: _____

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018