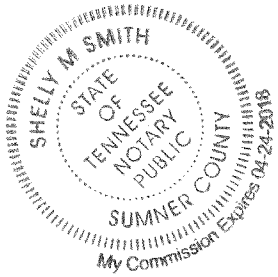
Davidson County DEEDWARR
Recvd: 05/06/15 14:09 3 pgs
Fees:18.00 Taxes:980.50
20150506-0041484

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James T. McKinley and Judy C. McKinley	James T. McKinley and Judy C. McKinley	098 06 0A 222.00
(NAME) 1704 Robindale Ct	(NAME) 129 Cherry Branch Ln.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Derek Walsh and Michelle R. Walsh, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James T. McKinley and Judy C. McKinley, husband and wife**, 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. 199 on the Final Plat of Phase 2, Section "C", Bridgewater, of record in Instrument Number 20070614-0071360, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Derek Walsh and Michelle R. Walsh, husband and wife by Warranty Deed from Stephen G. Sundstrom and wife, Kathryn A. Sundstrom, dated April 17, 2012 and recorded April 24, 2012 as Instrument No. 20120424-0035067, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1704 Robindale Ct, Hermitage, TN 37076

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, has 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 our hands this 6th day of May, 2015.

Derek Walsh by Michelle R Walsh, his Attorney in Fact

Derek Walsh by Michelle R. Walsh, his Attorney in Fact

Michelle R Walsh

Michelle R. Walsh

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Michelle R. Walsh, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Derek Walsh as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Derek Walsh, for the purposes therein contained.

Witness my hand and official seal, this the ~~5th~~ 6th of May, 2015.

Notary Public

My Commission Expires:

(SEAL)

DENNIS B. MEVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

File Number: MTJ-151551

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith