WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150048564 DEEDWARR
Recvd: 06/18/15 10:16 2 pgs
Fees: 13.00 Taxes: 917.60
20150618-0058138

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

B-KW-15-244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tayla Dunn	New Owner	
(NAME) **224 Cross Timbers Drive**	(NAME)	**142-02-210.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MELONY ELAINE MCKINNIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TAYLA DUNN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 235 on the Plan of Cross Timbers, Section 5, of record in Plat Book 4175, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly Mattox by Warranty Deed from Jerry E. Biggs, unmarried, of record in Instrument No. 20010316-0025420, Register's Office for Davidson County, Tennessee, dated March 12, 2001 and recorded on March 16, 2001. The said Kelly Mattox having since died October 30, 2010 and by Last Will and Testament under Probate No. 10P-1698 in Davidson County, Tennessee, property was devised to Mel Noel McKinnis. Said Will also recorded in Instrument No. 20120123-0006292, in the Register's Office for Davidson County, Tennessee. Mel Noel McKinnis and Melony Elaine McKinnis are one in the same person. Charles Michael McKinnis, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 115, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in instrument of record in Book 4408, Page 761, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **224 Cross Timbers Drive , Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 6th DAY OF FEBRUARY, 2015.

Melony Elaine McKinnis by John Gleaves, Attorney in Fact

Charles Michael McKinnis by John Gleaves, 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MELONY ELAINE MCKINNIS, and who acknowledged he/she/they executed the same as the free act and deed of the said MELONY ELAINE MCKINNIS.

Witness my hand and official seal, this the 6th day of February, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES MICHAEL MCKINNIS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES MICHAEL MCKINNIS.

Witness my hand and official seal, this the 6th day of February, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212