WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/15 09:31 4 pgs
Fees:23.00 Taxes:4403.00
20150702-0064056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/25/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. McKay and Susan O. McKay	Same	
(NAME)	(NAME)	145-04-0-045.00
1041 Tyne Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WILFRED A. LUMBANG, UNMARRIED AND DEAN H. OLEOLE, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL D. MCKAY AND SUSAN. MCKAY, 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 3842, Page(s) 245, said Register's Office; and (c) restrictive covenants of record in Book 1133, Page 572 , said Register's Office.

unimproved
This is improved x property, known as 1041 Tyne Blvd., Nashville, TN 37220
(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 hand this 1 day of July, 2015.

WILFRED A. LUMBANG

DEAN H. OLEOLE

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 Wilfred A. Lumbang and Dean H. Oleole, the bargainorS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1 DAY OF July, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

EXHIBIT "A"

Tract 1

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision, Part Lot 16 & Home Lot Overton Lea Home of record in Plat Book 3842, Page 245, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 fronts 292.00 feet on the Southerly margin of Tyne Boulevard and runs back 342.50 feet on the Westerly line and 343.35 feet on the Easterly line to a line on a proposed road in the rear, which measures 233.40 feet.

Tract 2

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Resubdivision, Part Lot 16 & Home Lot Overton Lea Home of record in Plat Book 3842, Page 245, in the Register's Office for Davidson County, Tennessee, described according to a survey by Parrish-Ragan, Inc., dated February 27, 1974, as follows:

Beginning at an iron pin in the Southerly margin of Tyne Boulevard, said pin being the Northeast corner of Lot No. 2 of said subdivision and the Northwest corner of Lot No. 3 of said subdivision; thence South 78 degrees 41 minutes East 27.0 feet to an iron pin; thence South 09 degrees 07 minutes West 340.39 feet to an iron pin; thence North 83 degrees 17 minutes West 40.0 feet to an iron pin; thence North 11 degrees 18 minutes East, 343.35 feet to the point of beginning and containing 0.26 acres, more or less.

Being the same property conveyed to Wilfred A. Lumbang, unmarried and Dean H. Oleole, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Kenneth J. Robold Jr., married, recorded on the 30th day of September, 2011 in Instrument No. 20110930-0075990, in the Register's Office of Davidson County, Tennessee.

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY