BILL GARRETT, Davidson County
Trans:T20150071066 DEEDWARR
Recvd: 08/21/15 15:16 2 pgs
Fees:13.00 Taxes:1118.88
20150821-0084805

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $302,400.00.

James Kent Garner Jr.
Affiant

Subscribed and sworn to before me, this the 20th day of August, 2015.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Kent Garner, Jr.	MOVEMENT MORTGAGE	
1412 Shelton Avenue	841 SEAHAWK CIRCLE	07208000100
Nashville, TN 37216	VIRGINIA BEACH, VA 23452	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RORY MCKENNA AND WIFE, CHRISTINE O. MCKENNA**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES KENT GARNER, JR., UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 7 of Block "B" on the Plan of Inglewood Golf Club Estates of record in Plat Book 843, Page 98, 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 Rory McKenna and wife, Christine O. McKenna by Warranty deed from Stephen D. Thompson and wife, Tabatha, T. Thompson of record in Instrument No. 20030428-0056472 Register's Office for Davidson County, Tennessee, dated April 25, 2003 and recorded on April 28, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1412 Shelton Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of August, 2015.

Rory McKenna

Christine O. McKenna

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rory McKenna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th, day of August, 2015.

Notary Public

My Commission Expires:
3-28-2016

A. ANITA WORD NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 03-28-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christine O. McKenna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUN 2, 2018