Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067 Return to # 9981

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150075623 DEEDWARR
Recvd: 09/04/15 10:03 2 pgs
Fees: 13.00 Taxes: 301.48
20150904-0090299

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,480.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hollace McKinley	Hollace McKinley	Parcel ID:
505 Lawrence Street	505 Lawrence Street	04411012300
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN 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

Jon M. Kipp and wife, Christy L. Kipp

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Hollace McKinley and wife, Myrna McKinley

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 62, as shown on the map entitled Section A, Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jon M. Kipp and Christy L. Kipp by deed from Nellie Perrigo, Personal Representative of the Estate of Ricky Joe Perrigo and Heir at Law, and James Perrigo, Heir at Law, of record in Instrument 20091217-0115006, dated December 14, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 68, said Register's Office.

Power of Attorney of record in Instrument 20150904-0090298, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 505 Lawrence Street, Old Hickory, TN 37138

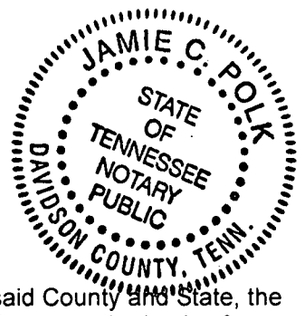
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 our hands this 28th day of August, 2015.

Jon M. Kipp

Christy L. Kipp by Jon M. Kipp attorney in fact

Christy L. Kipp by Jon M. Kipp, 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, the within named Jon M. Kipp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2015.

My Commission Expires: 3/10/19

Notary Public

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, Jon M. Kipp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Christy L. Kipp as his/her/their Attorney in Fact as the free act and deed of the within named Christy L. Kipp.

Witness my hand and official seal at Nashville, Tennessee the 28th day of August, 2015.

My Commission Expires: 3/10/19

Notary Public

