WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/15 11:30 3 pgs
Fees:18.00 Taxes:776.63
20151023-0108056

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1505B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James T. McKinley and Judy C. McKinley	NEW OWNER	064-16-0D-112.00-CO
129 Cherry Branch Lane		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL ROGERS, A SINGLE MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES T. MCKINLEY AND JUDY C. MCKINLEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 270 on the Plan of Section Three, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20011024-0116272, 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 Jonathan Hammer and Laura Hammer, husband and wife by Warranty deed from Eric M. Toohey and Ann T. Toohey, husband and wife of record in Instrument No. 20091023-0098233 Register's Office for Davidson County, Tennessee, dated October 16, 2009 and recorded on October 23, 2009.

Being the same property conveyed to Michael Rogers by Warranty deed from Jonathan Hammer and Laura Hammer, husband and wife of record in Instrument No. 20150824-0085065 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 24, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable..

Subject to all matters shown on the Plan of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20001030-00107559, as amended in Instrument No. 20010522-0052910 and Instrument No. 20020123-0009419, Register's Office for Davidson County, Tennessee.

By-Laws of Truxton Park of record in Instrument No. 20001101-0108604, in the Register's Office for Davidson County, Tennessee.

Charter of Truxton Park Homeowner's Association of record in Instrument No. 20001101-0108603, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of record in Instrument No. 20050311-0027266, in the Register's Office for Davidson County, Tennessee.

Deed to Truxton Park HOA of record in Instrument No. 20060112-0004902, in the Register's Office for Davidson County, Tennessee.

Utility Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement of record in Book 5699, Page 537, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Instrument No. 20000827-0083612, and Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20020528-0064319, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2204 Crescent Valley Lane, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 16th day of October, 2015.

Michael Rogers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL ROGERS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of October, 2015.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 15-1505B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

