WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Thomas McKinney, Trustee	Thomas McKinney, Trustee	Parcel ID:
16082 St. Route 170	16082 St. Route 170	15003027100
East Liverpool, OH 43920	East Liverpool, OH 43920	

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

Kimberly A. Rush, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust dated April 24, 1995
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 No. 101A on the Zone Lot Division of Lots No. 83, 84, 89, 90, 94 and 101 of Chelsea Priest Lake, Section 2B, of record in Plat Book 6250, Page 766 amending Book 6250, Page 449, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Kimberly A Rush by deed from Cheryl D. Jackson, of record in Instrument 20000802-0076399, dated July 8, 2000, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 766, 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 2918 Sheana Way, Antioch, TN 37013

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 30th day of October, 2015.

Kimberly A. Rush

Kimberly A. Rush

BILL GARRETT, Davidson County
Trans:T20150093035 DEEDWARR
Recvd: 11/02/15 10:57 2 pgs
Fees:13.00 Taxes:296.00
20151102-0111091

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 Kimberly A. Rush, 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 30th day of October, 2015.

My Commission Expires: 8/23/16

Notary Public

