WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101034 DEEDWARR
Recvd: 11/30/15 12:10 2 pgs
Fees:13.00 Taxes:555.00
20151130-0120420

O-KR-15-8345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha Moore	new owner	
(NAME)	(NAME)	**113-00-0-034.00**
8345 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARY L. MCKINNEY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAMANTHA MOORE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Beginning at a stake in the southerly margin of Old Charlotte Road being the corner post on the dividing line between the Harry L. Jones property and the Willoughby Randall Saxton and wife, Beverly Jean Saxton of record in Book 2906, page 193, RODC, Tennessee; and proceeding with the southerly edge of Old Charlotte Road North 72 degrees 20' East 180 feet to a corner and a stake in the common boundary between Harry L. Jones and J. T. Overton; thence South 2 degrees West 346.5 feet to a stake; thence South 88 degrees East 60 feet to a stake; thence South 23 degrees 30' East 855 feet to an iron pin; thence South 88 degrees east 210 feet more or less to an iron pin and a corner of Harry L. Jones property and the Duffield property; thence South 2 degrees West 415 feet to an iron pin; thence South 2 degrees West 255 feet to an iron pin; thence South 88 degrees East 254 feet to an iron pin; thence South 2 degrees West 152 feet to an iron pin; thence North 88 degrees West 960 feet more or less to an iron pin in a corner with Dudley Cranch; thence North 2 degrees East 875 feet more or less to a white oak tree; thence North 50 degrees East 97 feet to a common corner at a popular tree with aforementioned Saxton property; thence with the Saxton property line South 48 degrees 30' East 226 feet to an iron pin; thence with the common boundary line between the Saxton and Jones properties North 18 degrees West 1142 feet through the spring reservoir, pump, and pump pressure tank and water system to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF THE Property conveyed to William W. McKinney and wife, Vivian Ann McKinney by Warranty deed from William K. McKinney and wife, Mary L. McKinney of record in Book 6244, Page 94, in the Register's Office for said County, and further described as follows:

Land in the Ninth (9th) Civil District of Davidson County, Tennessee, being the "William Wayne McKinney Lot" on the Plan of William Wayne McKinney Property, plat of record in Book 5800, Page 379, in said Register's Office

Being a portion of the same property conveyed to William K. McKinney and wife, Mary L. McKinney by Warranty deed from Harry L. Jones and wife, Virginia E. Jones of record in Book 2993, page 565, Register's Office for Davidson County, Tennessee, dated November 7, 1959 and recorded on November 16, 1959. The said William K. McKinney having since deceased October 9, 1984.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to the flow of any creeks, streams, or branches across subject property.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads,

streets, of highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8345 Old Charlotte Pike , Pegram, Tennessee 37143**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF NOVEMBER, 2015.

Mary L. McKinney by Mary E. Greer, Attorney In Fact

Mary L. McKinney by Mary E. Greer
Her 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, Mary E, Greer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY L. MCKINNEY, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY L. MCKINNEY.

Witness my hand and official seal, this the 23rd of November, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212