THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/03/16 08:41 3 pgs
Fees:18.00 Taxes:776.63
20160303-0020207

ADDRESS NEW OWNER
John Seroff
741 Sweetwater Circle
Old Hickory, TN 37138

MORTGAGEE
FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 064 15 0A
PARCEL 014.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Parris McKinney Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John J. Seroff,** unmarried man 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 14 on the Plan of Revision One, Section One, Plantation Walk, of record in Plat Book 7900, Page 697, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being all the same property conveyed to Parris McKinney, Jr. by Warranty Deed from Callie L. Burgett, f/k/a Callie Lisa Sutton and husband, Michael Burgett, dated January 11, 2012, as shown of record in Instrument No. 20120113-0003602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Restrictive Covenants of record in Book 9231, Page 719; Subject to Plantation Walk Homeowners Association, Inc. Charter of record in Book 9315, Page 723; Grant of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11125, Page 430; Grant of Easement of record in Book 11125, Page 230; Pud Boundary Plat in Plat Book 7900, Page 625; easements, covenants conditions and all matters and notes as shown on the Plat of record in Plat Book 7900, Page 697 with a Surveyors Certificate of Correction of record in Book 9432, Page 449, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **741 Sweetwater Circle 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 29th day of February, 2016.

Parris McKinney Jr.

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Parris McKinney Jr., the bargainor(s) 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 this 29th day of February, 2016.

NOTARY PUBLIC

DEANA ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-7-20

STATE OF Tennessee
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $209,900.00.

AFFIANT

Subscribed and sworn to before me this 29th day of February, 2016.

KIMBERLY BOARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-7-2019

NOTARY PUBLIC

My Commission Expires:

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

