BILL GARRETT, Davidson County
Trans:T20160025630 DEEDWARR
Recvd: 03/30/16 12:37 2 pgs
Fees:13.00 Taxes:990.86
20160330-0030013

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $267,800.00.

Affiant

File Number: 1602063

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

Subscribed and sworn to before me, this 22nd day of March, 2016.

Notary Public
My Commission Expires: 11/17/19

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Andy McKenzie and Polly McKenzie	Andy McKenzie and Polly McKenzie	173-10-O-A-096.00
3069 Barnes Bend Drive	3069 Barnes Bend Drive	
Antioch, TN 37013	Antioch, TN 37013	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Arthur J. Yevchak, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andy McKenzie and Polly McKenzie, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

LAND in Davidson County, TN BEING Lot No. 100, on the Plan of Revision One of Section 1 of Phase 2, Barnes Bend Estates, of record in Instrument No. 20071003-0117933, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Arthur J. Yevchak, by Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record as Instrument 20080805-0080644 in the Register's Office for Davidson County, Tennessee, dated August 4, 2008 and recorded August 5, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 3069 Barnes Bend Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of March, 2016.

Arthur J. Yevchak

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 Arthur J. Yevchak with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 22nd day of March, 2016.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17