WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Mandy Kelch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: File # 10384

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darryl Bennett	Darryl Bennett	08507004700
(NAME)	(NAME)	
224 Downeymeade Dr.	PO Box 41815	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville tn 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hollace R McKinley and Myrna McKinley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Darryl Bennett,** Married 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:

Being Lot No. 216 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee, said property being described as follows:

Beginning at a point in the northwesterly margin of Jenry Drive at the corner of Lots No. 215 and 216; thence with the lines between said lots, northwesterly 140 feet to a point; thence northeasterly 108.8 feet to the southwesterly margin of Downeymeade Drive; thence with the margin of the same southeasterly 135.42 feet to the beginning of a curve, thence around said curve, southerly 38.99 feet to the margin of same, southwesterly 95 feet the point of beginning.

Being the same property conveyed to Hollace R. McKinley and Myrna McKinley, by deed of record in Instrument No. 20150904-0090314 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 224 Downeymeade Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160027994 DEEDWARR
Recvd: 04/06/16 13:44 2 pgs
Fees: 13.00 Taxes: 814.00
20160406-0033050

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/our hands this 1st day of April, 2016.

Hollace R McKinley

Myrna McKinley

State of Tennessee
County of Davidson

Personally appeared before me Hollace R McKinley and Myrna McKinley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of April, 2016.

Notary Public
My Commission Expires: _____

File No.: 10384

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2019