THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay St., 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205
CS1870010 99
Grantee:
Katrice Renee Massey
3001 Hamilton Church Road, Unit 120
Antioch, TN 37013

Send Tax Bills To:
Katrice Renee Massey
3001 Hamilton Church Road, Unit 120
Antioch, TN 37013

Map & Parcel No.:
163040A12000CO

BILL GARRETT, Davidson County
Trans:T20160071000 DEEDWARR
Recvd: 08/16/16 10:21 2 pgs
Fees:13.00 Taxes:421.80
20160816-0085258

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th **day of** August, **20**16, by and between **Mitzi M. Wade and husband, Antonio L. McGinnis**, party of the first part, and **Katrice Renee Massey, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FOURTEEN THOUSAND AND 00/100 DOLLARS ($114,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 120, Hamilton Crossings Townhomes, a/k/a Hamilton Crossing Townhouses, Phase 2, a Planned Unit Development, of record in Instrument Number 20040212-0016945, as amended in Instrument Number 20050701-0075731, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mitzi M. Wade, a single person, from R. J. York Homes, LLC, by Warranty Deed dated May 22, 2006, of record in Instrument Number 20060605-0065588, in the Register's Office of Davidson County, Tennessee.

Antonio L. McGinnis joins in this conveyance to convey any and all right, title and interest he might have in the above described property.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mitzi M. Wade ~~McGinnis f/k/a Mitzi M. Wade~~

Antonio L. McGinnis

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ~~Mitzi M. Wade McGinnis f/k/a~~ **Mitzi M. Wade and husband, Antonio L. McGinnis,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 24 **day of** August, **20**16.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$114,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 24 **day of** August, **20**16.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:
3001 Hamilton Church Road, Unit 120
Antioch, TN 37013