WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160109235 DEEDWARR
Recvd: 12/13/16 09:49 2 pgs
Fees: 13.00 Taxes: 651.20

20161213-0130407

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Amber M. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-2020

(AFFIX SEAL)

PETER J. GALAWAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amber M. Green	F&M Bank	064-16-O-C 004.00CO
(NAME)	(NAME)	
507 Selsey Court S	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James T. McKinley and Judy C. McKinley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Amber M. Green, an unmarried woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the plan of Second Revision, Section One, Wembley Downs, of record in Plat Book 7900, Page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James T. McKinley and Judy C. McKinley, husband and wife by Warranty Deed from Kristen K. Harris, a married woman, dated 11/08/2010, recorded 11/10/2010, of record in Instrument No. 20101110-0090296, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the Boundary Plat of record in Book 8250, Page 6, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 8304, Page 623, Amendment to Declaration of record in Book 8447, Page 633, First Amendment to the Bylaws of record in Book 9522, Page 349, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Stormwater Detention Agreement of record in Book 8313, Page 669, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 507 Selsey Court S, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 9th day of December, 2016.

James T. McKinley

Judy C. McKinley

State of Tennessee
County of Wilson

Personally appeared before me James T. McKinley and Judy C. McKinley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of December, 2016.

Notary Public
My Commission Expires: 8/9/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122