Davidson County DEEDWARR
Recvd: 01/19/17 15:11 3 pgs
Fees:18.00 Taxes:998.63
20170119-0006196

#33428

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

O-AR-16-7933-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven L. Stokely	**Land Home Financial Services**	
(NAME) **7933 Boone Trace**	(NAME) **1355 Willow Way, Suite 250**	**126-15-0A-128.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Concord, CA 94520**	
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT J. MCCOY AND ALAINE M. MCCOY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN L. STOKELY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, Pages 316 and 317, and Surveyors Certificate of Correction recorded in Book 10995, Page 618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert J. McCoy, married, and Alaine M. McCoy, married, as tenants by the entirety by Warranty deed from Andrew C. White and Kelly N. White of record in Instrument No. 20070130-0012198 Register's Office for Davidson County, Tennessee, dated January 26, 2007 and recorded on January 30, 2007.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 316 and 317, and Surveyors Certificate of Correction recorded in Book 10995, Page 618, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, page 657, Book 9342, page 312, Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee;
- Charter of HOA in Book 9607, page 534, Register's Office for Davidson County, Tennessee;
- Quitclaim Deed of Common Area to HOA in Instrument 200111190126831, Register's Office for Davidson County, Tennessee;
- Right of Way Easement to Viacom in Book 9665, page 420, Register' s Office for Davidson County, Tennessee;
- Easement to Tennessee Electric Power Co. in Book 751, page 396, Register's Office for Davidson County, Tennessee;
- Easement to Southern Bell Telephone & Telegraph Co. in Book 756, page 142, Register's Office for Davidson County, Tennessee;
- TVA Line Easement in Book 4207, page 514, Book 4207, page 555, Book 4225, page 587 and Book 4181, page 383, Register' s Office for Davidson County, Tennessee;
- Easement for Ingress & Egress in Book 5446, page 47 and Book 3462, page 445, Register' s Office for Davidson County, Tennessee;
- Drainage Easement in Book 3027, page 321 and Book 3027, page 261, Register' s Office for Davidson County, Tennessee;
- Deed to State of Tennessee in Book 8975, page 753, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;

This is **improved** property known as: **7933 Boone Trace , Nashville, Tennessee 37221**.

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), their heirs and 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), 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 hand(s) this the 17th DAY OF JANUARY, 2017.

Robert J. McCoy

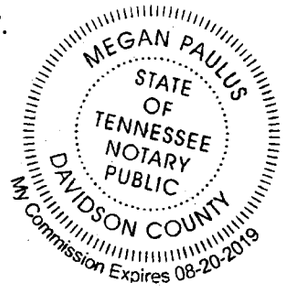
Alaine M. McCoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT J. MCCOY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

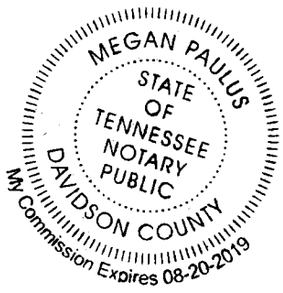


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAINE M. MCCOY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

