WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File # 11755

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Hollace R. McKinley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

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
Hollace R. McKinley Myrna McKinley	New Owner	086080a00900co
(NAME)	(NAME)	
2203 Brookvalley Ct		
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122		
(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, I, **Irma Gail Estes,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hollace R. McKinley and Myrna McKinley, husband and wife,** 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:

Land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 412 on the Plan of Camden Woods, Phase II, as of record in Plat Book 6900, Page 735, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description, thereof.

Being the same property conveyed to Irma Gail Estes, by deed of record in Book 10520 , Page 712 , 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 204 Cahaba Cove, 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 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.

BILL GARRETT, Davidson County
Trans:T20170010010 DEEDWARR
Recvd: 02/02/17 12:12 2 pgs
Fees:13.00 Taxes:281.20
20170202-0011369

Witness my/our hands this 31st day of January, 2017.

Irma Gail Estes

Irma Gail Estes

State of Tennessee
County of Davidson

Personally appeared before me Irma Gail Estes, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2017.

Notary Public
My Commission Expires _____

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