Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

FILE # 11741

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of January, 2017, by and between Maruja P Coleman, an unmarried woman, party of the first part, and Roland L McKay and wife, Megan L Stark, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 39 on the Plan of Village by the Creek, Section 3, of record in Plat Book 5200, Page 785, Registers' Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Maruja Coleman by virtue of that certain Warranty Deed dated September 19, 2005, and being of record at Instrument No. 20050923-0114413 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

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

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

Maruja P Coleman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Maruja P Coleman, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

BILL GARRETT, Davidson County
Trans:T20170011210 DEEDWARR
Recvd: 02/07/17 09:41 2 pgs
Fees:13.00 Taxes:351.50
20170207-0012806

Property Owner & Address: Roland L McKay and Megan L Stark

Tax Parcel No 05010013000

Property Address: 309 Hawk View Ct
Nashville, TN 37207

MAIL TAX
BILLS TO: NEW OWNER

STATE OF TN
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $95,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of January, 2017.

Notary Public

My Commission Expires:_____

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