(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2017

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David McGinnis	Highlands Residential Mortgage, LTD	148-14-142
(NAME)	(NAME)	
123 Colemont Court	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170530

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, DELORES SAXON ADKINS, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **DAVID MCGINNIS, A MARRIED MAN**, 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, Tennessee, being Lot No. 213-A on the Plan of the Resubdivision of Reserved Parcels B and C of Colewood Acres, Section 3, as of record in Book 4955, page 6, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to to William G. McCreery and wife, Delores McCreery by deed from William Barth Horton, a married person, dated September 30, 1994, of record in Book 9485, page 283, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Delores Saxon Adkins (formerly Delores McCreery) by deed from William Gilbert McCreery, dated May 3, 2013, of record in Instrument No. 20130607-0058120, Register's Office for Davidson County, Tennessee.

Delores McCreery and Delores Saxon Adkins are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 123 Colemont Court, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170028230 DEEDWARR
Recvd: 04/04/17 10:22 2 pgs
Fees:13.00 Taxes:425.50
20170404-0032706

Witness my hand this 31st day of March, 2017

Delores Saxon Adkins

STATE OF MISSISSIPPI)
COUNTY OF HARRISON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Delores Saxon Adkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of March, 2017.

Notary Public
My Commission Expires:

