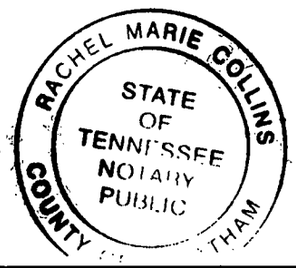
# WARRANTY DEED




State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 3-21-20

(AFFIX SEAL)

**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 |
|---|---|---|
| James Daniel Vannoy | | 07115006400 |
| (NAME) | (NAME) | |
| 1320 Meridian St. | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (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, We, **Hollace R. McKinley and Myrna McKinley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Daniel Vannoy,** _____, 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 situated in Davidson County, Tennessee, being the northerly 43 feet of Lot No. 51 on the Map of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for said County.

Said part of Lot No. 51 fronts 43 feet on the westerly side of Meridian Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Hollace R. McKinley and Myrna McKinley, by deed of record in Instrument NO. 20170223-0018168 , 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 1320 Meridian St., Nashville, TN 37207
(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:T20170032010 DEEDWARR
Recvd: 04/17/17 15:15 2 pgs
Fees:13.00 Taxes:481.00
20170417-0037169

Witness my/our hands this 11th day of April, 2017.

Hollace R. McKinley

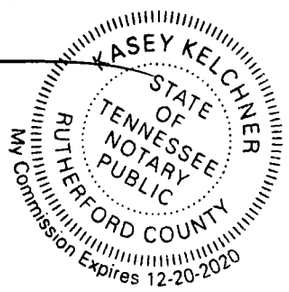
Myrna McKinley

State of Tennessee
County of Davidson

Personally appeared before me Hollace R. McKinley and Myrna McKinley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2017.

Notary Public
My Commission Expires:




File No.: 11982