WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170069268 DEEDWARR
Recvd: 08/10/17 11:41 2 pgs
Fees:13.00 Taxes:1147.00
20170810-0082034

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-25-19
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC TERESA GLASS STATE OF ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James T. McKinley and Judy C. McKinley	SAME	98-6A-248
(NAME)	(NAME)	
1937 Hawks Nest Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171840

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/we, Arjun Siddu , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto James T. McKinley and Judy C. 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 222, on the plan of Phase Two, Section D, Bridgewater, which is of record in Instrument No. 20070419-0047123, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Arjun Siddu, unmarried, by Warranty Deed from Frank Batson Homes, Inc., dated May 23, 2008 and filed of record in Instrument No. 20080528-0054141, Register's Office for Davidson County, Tennessee. AND being further conveyed to Arjun Siddu, a married man, by Quitclaim Deed from Arjun Siddu, a married man, who acquired title as unmarried, dated May 12, 2014 and filed of record in Instrument No. 20140516-0042149, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Restrictions and By-Laws appearing of record in Instrument No. 20051024-0128043, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Stormwater Detention Agreement of record in Instrument No. 20050222-0019150, said Register's Office.

This is improved x property, known as 1937 Hawks Nest Drive, Hermitage, TN 37076
(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.

Witness my hand this 28TH day of July, 2017.

Arjun Siddu

STATE OF Connecticut)
County OF Fairfield) Norwalk

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Arjun Siddu, 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 28TH of July, 2017.

Notary Public
My Commission Expires: 7/31/19

Mary C. Pugh NOTARY PUBLIC State of Connecticut

Mary C. Pugh
NOTARY PUBLIC
State of CT # 138840
My Commission Expires
July 31, 2019

AS