BILL GARRETT, Davidson County
Trans:T20170070640 DEEDWARR
Recvd: 08/15/17 11:21 2 pgs
Fees:13.00 Taxes:740.00
20170815-0083583

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jeffrey K. McGee
2231 Craigmeade Circle
Nashville, TN 37214

MORTGAGEE
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
095-02-0-153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Michael Skeen and Shirley Skeen Swindle,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey K. McGee and Jere A. McGee, 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, Tennessee, being Lot No. 36 on the plan of Craigmeade Subdivision, Section One, of record in Book 2900, Page 121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Arvil Skeen and wife, Nila B. Skeen by deed from John U. Wilson and wife, Louise Wilson dated October 20, 1961, of record in Book 3309, Page 73, Register's Office for Davidson County, Tennessee. J. Avril Skeen died March 15, 2012, leaving Nila B. Skeen surviving tenant by the entirety. Nila B. Skeen died April 27, 2017 devising the property to Michael Skeen and Shirley Skeen Swindle, pursuant to her Last Will and Testament of record in Probate Clerk's Office for Davidson County, Tennessee, docket number 17P935.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3135, Page 283, and Book 6680, Page 862; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2900, Page 121, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **2231 Craigmeade Circle Nashville, TN 37214.**

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.

Witness our hands this 11th day of August, 2017.

Michael Skeen

Shirley Skeen Swindle

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Skeen and Shirley Skeen Swindle, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of August, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20