NEW OWNER:
SEAN MCKINNIS
1565 TRACY ROAD
WATERTOWN, TN 37184

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1259

Map & Parcel
063000119.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170076907 DEEDWARR
Recvd: 09/01/17 12:42 3 pgs
Fees:18.00 Taxes:592.00
20170901-0090185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TIMOTHY N. WILLIAMS** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SEAN MCKINNIS**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **11th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land situated, lying and being in the 11th Civil District of DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1 on the Plan of Neeley's Bend Acres, Section One, as shown on the plat of the same of record in Plat Book 4175, Page 140, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 1 fronts 113.50 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines 328.80 feet to a line in the rear.

Being the same property conveyed to Timothy N. Williams, a single man by Personal Representative's Quitclaim Deed from Timothy N. Williams, as Personal Representative of the Estate of Perry Leon Williams, dated February 23, 2010, and of record in Instrument No. 20100225-0014584, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **645 HIDDEN ACRES DRIVE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4175, Page 140, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 22nd day of August, 2017.

Timothy N. Williams

TIMOTHY N. WILLIAMS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TIMOTHY N. WILLIAMS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 2017.

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

AFFIANT

Sworn to and subscribed to before me this 22nd day of August, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-28-2018