Bill Garrett Davidson County
Batch# 26870 DEEDWARR
11/16/2017 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20171116-0117981

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# U93

ADDRESS NEW OWNER:
Donald F. Stec
324 Landings Way
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Peoples Home Equity, Inc.
5205 Maryland Way, Suite 100
Brentwood, Tennessee 37027

MAP **63**
GROUP
PARCEL **119.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean McKinnis** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Donald F. Stec**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain 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 Sean McKinnis by deed from Timothy N. Williams dated August 22, 2017, of record in Instrument No. 20170901-0090185, Register's Office for Davidson County, Tennessee.

This is improved property known as 645 Hidden Acres Drive, Madison, Tennessee 37115. Possession is to be given on November 16, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of November, 2017.

Sean McKinnis

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sean McKinnis**, the bargainor, 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 16th day of November, 2017.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of November, 2017.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

