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: 17-1776

Map & Parcel
146160075.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 33930 **DEEDWARR**
12/06/2017 08:34:45 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20171206-0124223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Five Thousand and 00/100 Dollars ($175,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VICKI A. JOHNSON, unmarried** ("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 **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land situated, lying and being in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 29 on the Plan of Brentwood Paul, Section III, as shown on the plat of the same of record in Plat Book 2133, Page 14, 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.

Being the same property conveyed to Vicki A. Johnson by Quitclaim Deed from Pamela Dale Alcorn, dated September 24, 2015, and of record in Instrument No. 201510050100844, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Vicki A. Johnson by Quitclaim Deed from Linda Alcorn Hunnicutt, dated November 25, 2013, and of record in Instrument No. 20131223-0129553, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Carthel C. Alcorn and wife, Hazel H. Alcorn by Deed from Carl Batson and M.T. Melvin, of record in Book 2137, Page 135, in the Register's Office for Davidson County, Tennessee. Hazel H. Alcorn died, vesting her interest in the said property to Carthel C. Alcorn. Carthel C. Alcorn has since died, leaving a Last Will and Testament devising said property to Linda Alcorn Hunnictt, Vick A. Johnson and Pamela Dale Alcorn. For further reference to title, see the Probate of the

Estate of Carthel C. Alcorn, of record in Docket No. 13P992, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **501 BRENTLAWN DRIVE, NASHVILLE, TN 37220**.

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 2133, Page 14, 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 27th day of November, 2017.

VICKI A. JOHNSON

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 27th day of November, 2017.

NOTARY PUBLIC

My commission expires:

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

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The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

AFFIANT

Sworn to and subscribed to before me this 27th day of November, 2017.

NOTARY PUBLIC

My commission expires:

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