Bill Garrett Davidson County
Batch# 41813 DEEDWARR
12/27/2017 03:07:37 PM 2 pgs
Fees: $13.00 Taxes: $1,047.10
20171227-0131452

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $283,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of December, 2017. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kelly K. McGrath Holly M. McGrath-Rosas	Century Lending Company	
1523 McKennie Avenue	9931 Corporate Campus Drive, Ste. 1200	083-02-0-239.00
Nashville, TN 37206	Louisville, KY 40223	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KYLE L. SANKBEIL, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY K. MCGRATH, A SINGLE WOMAN AND HOLLY M. MCGRATH-ROSAS, A SINGLE WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Clark Heights, Section 1 of record in Plat Book 2854, Page 37, in the Register's Office for Davidson County.

Said Lot No. 2 fronts 50 feet on the Northerly side of McKennie Avenue and runs back 154.4 feet on the Westerly line of 154.2 feet on the Easterly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Kyle L. Sankbeil, a single man by Warranty deed from Tristin Johnson-Williams, f/k/a Tristin Johnson of record in Instrument No. 20131126-0121455 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on November 26, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1523 McKennie Avenue, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of December, 2017.

Kyle L. Sankbeil

STATE OF Nevada
COUNTY OF Washoe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kyle L. Sankbeil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20 day of December, 2017.

Notary Public

My Commission Expires:

May 31, 2020

KRISTIN MASELLI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 16-3015-2 - Expires May 31, 2020