NEW OWNER:
SEAN W. MCKINNIS
604 CLAYBORNE COURT
NASHVILLE, TN 37215

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: 17-2081

Map & Parcel
131050C604.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 45611 **DEEDWARR**
01/08/2018 02:16:09 PM 3 pgs
Fees: $18.00 Taxes: $2,279.20
20180108-0002356

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Sixteen Thousand and 00/100 Dollars ($616,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES F. MCKINNIS, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SEAN W. MCKINNIS, unmarried and STEPHANIE J. MCKINNIS, unmarried,** ("Grantee"), their 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 located in DAVIDSON County, Tennessee, and being a part of the Hillsborough Condominiums tract as shown on a plat of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 604 on the said section plat, as shown and described by the Master Deed establishing a Horizontal Property Regime with respect to Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, of record in Book 6822, Page 721, in the Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to JAMES F. MCKINNIS, unmarried, by Warranty Deed from Joyce Development Company, L.L.C., Tennessee Limited Liability Co., dated January 7, 1999, and of record in Book 11291, Page 166, 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 **604 CLAYBORNE COURT, NASHVILLE, TN 37215**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 Book 6250, Page 699, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, NICOLE L. MCKINNIS, wife of the said JAMES F. MCKINNIS, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURE hereto this 29th day of December, 2017.

JAMES F. MCKINNIS

NICOLE L. MCKINNIS

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 29th day of December, 2017.

My commission expires: _____



NOTARY PUBLIC

****

The actual consideration or value, whichever is greater, for this transfer is **$616,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of December, 2017.

NOTARY PUBLIC

My commission expires: _____

