NEW OWNER:
SEAN 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: 18-0134

Map & Parcel: 081160639.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 60437 **DEEDWARR**
02/20/2018 02:57:57 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20180220-0016097

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, **JAMARI PITTS and JEREMIAH STEGER** ("Grantor") have 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 located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 1 of a Resubdivision of Lot No. 7 and a Portion of Lots 6 and 8 of Haslam Mill Lot, as shown on the plat of the same of record in Plat Book 11190, Page 136, 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 Mildred Dobbins by Warranty Deed from Affordable Housing Resources, Inc., dated April 23, 2001, and of record in Instrument No. 20010511-0049135, Register's Office for DAVIDSON County, Tennessee. Mildred Dobbins is now deceased, having died unmarried an intestate. For further reference to title, see Affidavit of Heirship recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee,* whereby it states the only heirs-at-law of Mildred Dobbins a/k/a Mildred Ann Dobbins are her two sons: Jamari Pitts and Jeremiah Steger, no children having pre-deceased her.
* 20180220-0016096
THIS IS IMPROVED PROPERTY which has the address of **1017 10TH AVENUE NORTH, NASHVILLE, TN 37208**.

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 11190, Page 136, 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 OUR SIGNATURE hereto this 15th day of February, 2018.

JAMARI PITTS

JEREMIAH STEGER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMARI PITTS and JEREMIAH STEGER**, 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 15th day of February, 2018.

NOTARY PUBLIC

My commission expires: _____

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

****

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

AFFIANT

Sworn to and subscribed to before me this 15th day of February, 2018.

NOTARY PUBLIC

My commission expires: _____

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