WARRANTY DEED

Bill Garrett Davidson County
Batch# 93385 DEEDWARR
05/17/2018 10:35:04 AM 2 pgs
Fees: $13.00 Taxes: $1,190.64

20180517-0047210

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,794.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/6/20
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0091

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
T. Blake Cothran, Devin Rohner, Nolan Pattee, and Judy Cothran	new owners	#13616001500, #15003027100 and #15003026400
(NAME)	(NAME)	
5552 Franklin Pike, #202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-One Thousand Seven Hundred Ninety-Four And No/100 Dollars ($321,794.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
THE THOMAS MCKINNEY REVOCABLE TRUST DATED APRIL 24, 1995, AND AMENDED AND RESTATED ON OCTOBER 28, 2003,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
T. BLAKE COTHRAN, DEVIN ROHNER, NOLAN PATTEE, AND JUDY COTHRAN
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

3700 Folkstone Drive, Antioch, TN 37013 - Parcel ID 13616001500

Land in Davidson County, Tennessee, Zone Lot Division, being Lot 77B on the Plan of Chelsea of Priest Lake, Section 1A, Lots 74 through 77, as of record in Book 6250, Page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Folkstone Drive, said point being the common corner of Lots 77A and 77B; thence with the common border of said Lots 133.01 feet to a point; thence easterly 58.76 feet to a point; thence southerly 108 feet along common borders of Lots 77B and reserve parcel A to the beginning of a curve; thence along said curve in a westerly direction 39.27 feet and continuing in a westerly direction along the northerly margin of Folkstone Drive 32.29 feet to the point of beginning.

BEING the same property conveyed to Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust dated 4/24/95 by deed from Elva Millian Dubon and husband, Gerson Eduardo Portillo Vasquez, of record in Instrument 20140326-0024691, dated March 25, 2014, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6213, Page 806, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 36, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-PB1834

2918 Sheana Way, Antioch, TN 37013 - Parcel ID 15003027100

Land in Davidson County, Tennessee, being Lot No. 101A on the Zone Lot Division of Lots 83, 84, 89, 90, 94, & 101, of Chelsea Priest Lake, Section Two-B, of record in Plat Book 6250, Page 766, amending Book 6250, Page 449, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust dated April 24, 1995 by deed from Kimbery A. Rush, unmarried, of record in Instrument 20151102-0111091, dated October 30, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 766, amending Book 6250, Page 449, said Register's Office.

3600 Wells Court, Antioch, TN 37013 - Parcel ID 15003026400

BEING Lot No. 94A on the Plan of Zone Lot Division of Lots 83, 84, 89, 90, 94, & 101, Chelsea of Priest Lake, Section Two-B, as shown of record in Plat Book 6250, Page 766, amending Book 6250, Page 449, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Thomas McKinney, Trustee of the Thomas McKinney Trust by Quitclaim Deed from Thomas McKinney, of record in Instrument 20040224-0021019, dated February 20, 2004, Register's Office for said County. See also deed of record in Instrument 20020301-0026116, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 766, amending Book 6250, Page 449, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3700 Folkstone Dr. 2918 Sheana Way, 3600 Wells Ct., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of May, 2018.

The Thomas McKinney Revocable Trust dated April 24, 1995, and amended and restated on October 28, 2003

BY: _____ Trustee
Thomas McKinney, Trustee

STATE OF OHIO
COUNTY OF Columbiana

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas McKinney, Trustee of The Thomas McKinney Revocable Trust dated 4/24/95, and amended and restated on October 28, 2003, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Trustee of the Thomas McKinney Revocable Trust dated 4/24/95, and amended and restated on October 28, 2003, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 12th day of May, 2018.

My Commission Expires: 4/30/2020 _____
Notary Public

NOTARY PUBLIC STATE OF OHIO

TERESA L. WRIGHT
Notary Public, State of Ohio
My Comm. Expires April 30 2020
Recorded in Columbiana County