WARRANTY DEED

Bill Garrett Davidson County
Batch# 124445 DEEDWARR
08/03/2018 10:52:33 AM 2 pgs
Fees: $13.00 Taxes: $614.20

20180803-0076368

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

PREPARED BY: BANKERS TITLE & ESCROW CORP
RETURNED:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

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

File No.: 18-0584

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Willie J. McKinney, Jr married man	Churchill Mortgage Corporation	163040A34800
(NAME)	(NAME)	
3001 Hamilton Church Road #348	761 Old Hickory Blvd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-SIX THOUSAND AND NO/100 DOLLARS ($166,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
CHRISTOPHER ROBERTS, AN UNMARRIED MAN AND JACKIE FISCHER, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
WILLIE J. MCKINNEY, JR MARRIED MAN,
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:

LAND in Davidson County, Tennessee, being Unit 348, Hamilton Crossings Townhomes, a Planned Unit Development, described in Instrument 20040212-0016945, as amended in Instrument Number 20050310-0028734, and as amended in Instrument No. 20060206-0014793, said Register's Office, of which reference is herein made for a more complete legal description.

Being the same property conveyed to Christopher Roberts, an unmarried man and Jackie Fischer, an unmarried woman by deed from Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument 20141110-0103617, Register's Office for said County, dated November 6, 2014.

This conveyance is subject to Restrictions and By-Laws of record in Instrument Number 200402120016945; Instrument Number 200402260022076; Instrument Number 200503100026734; Instrument Number 200507010075731; Instrument Number 200602060014793; Instrument Number 200402120016946, 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 of record in plat of record in Instrument Number 20040212-0016945 amended in Instrument Number 20050310-0028734 and Instrument Number 20060206-0014793 said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3001 Hamilton Church Road #348, 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 1st day of August, 2018.

Christopher Roberts

Jackie Fischer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Roberts and Jackie Fischer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.