NEW OWNER:
SEAN MCKINNIS
604 CLAYBORNE CT
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: 18-1474

Map & Parcel No.: 133000046.00

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 145808 **DEEDWARR**
09/27/2018 09:31:18 AM 3 pgs
Fees: $18.00 Taxes: $703.00

20180927-0095800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety Thousand and 00/100 Dollars ($190,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KATHARINE E. HENSON** ("Grantor") has 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 the **6th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 6th Civil District of DAVIDSON County, Tennessee, being part of the J.K. Turbeville Homes Place on the Antioch, formerly Mill Creek Valley Pike, described as follows:

Beginning in the center of the Antioch, formerly the Mill Creek Valley Pike at a point 150 feet west of the southwest corner of a tract of 3.65 acres conveyed to Mary T. Hitt by Deed of Partition, of record in Book 702, Page 72, Register's Office for said County, being the southwest corner of the C.S. Williams property; thence with Williams' westerly line northwardly 247.5 feet, more or less, to the southerly line of the property conveyed to Robert A. Mays and wife, by Deed from Marvin E. Cook and wife, of record in Book 1371, Page 386, said Register's Office; thence with said line westwardly 313' to the center of Antioch Pike; thence with the center of said Pike as follows: South 36 ¼ deg. East 65 feet, South 44 ½ deg. East 100 feet, 51 ¼ deg. East 142 feet, South 72 ½ deg. East 60 feet, and South 89 ½ deg. East 21.5 feet to the beginning.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT CONVEYED TO METROPOLITAN GOVERNMENT BY DEED, OF RECORD IN BOOK 4355, PAGE 731,

SAID REGISTER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of the J.K. Turbeville Homes Place on the Antioch, formerly Mill Creek Valley Pike, described as follows:

BEGINNING at a point where the property line between Robert A. Mays and Robert E. Miller, Jr. intersects the present Northerly margin of Antioch Pike; thence Northwardly 22.0 feet along said property line to a point on the new relocated Northerly margin of Antioch Pike; thence Easterly 116.97 feet along a curve to the left that has a 307.65 foot radius on the new relocated Northerly margin of Antioch Pike to a point; thence Southeasterly 85.5 feet along a curve to the right that has a 249.78 foot radius on the new relocated Northerly margin of Antioch Pike to a point on the present Northerly margin of said Pike; thence Westwardly 204.2 feet along the present Northerly margin of Antioch Pike to the point of beginning.

Being the same property conveyed to KATHARINE E. HENSON by Warranty Deed from Ellard Wayne Miller, Executor of the Estate of Robert E. Miller, Jr., dated July 29, 2013, and of record in Instrument No. 20130805-0081854, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **90 ANTIOCH PIKE, NASHVILLE, TN 37211**.

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, 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 20th day of September, 2018.

Katharine E Henson

KATHARINE E. HENSON

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 20th day of September, 2018.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$190,000.00** .

AFFIANT

Sworn to and subscribed to before me this 20th day of September, 2018.

NOTARY PUBLIC

My commission expires: 