Karen Y Johnson Davidson County
Batch# 174176 **DEEDWARR**
12/14/2018 11:10:27 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20181214-0121818

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

(Affiant)

Sworn to and subscribed before me this 27 day of November, 2018.

Notary Public

My commission expires: 6-30-2019 SEAL

April G. Nichols State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Sean Mckinney** (NAME) | **Sean Mckinney** (NAME) | **081-11-0-111** |
| **1610 23rd Avenue North** (ADDRESS) | **1610 23rd Avenue North** (ADDRESS) | |
| **Nashville, TN 37208** (City) (State) (Zip) | **Nashville, TN 37208** (City) (State) (Zip) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Uzi Shmueli, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sean Mckinney, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 127 on the Plan of S.A. Champion's Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Uzi Shmueli, unmarried by Deed dated November 1, 2017 from Family Venture Management, LLC, recorded November 3, 2017, in Instrument Number 20171103-0112985, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes for the year 2018, in the amount of $824.24, now due and payable.

2. Subject to all items shown on the plan of record in Book 161, Page 132 in the Register's Office for Davidson County, Tennessee and all attachments thereto.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of November, 2018.

Uzi Shmueli (SEAL)

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of November, 2018, before me personally appeared Uzi Shmueli, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such or person's free act and deed.

Witness my hand, at office, this 27th day of November, 2018.

Notary Signature
My commission expires: July 2020

GRUNDY EVANS SECRIST STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

Personally appeared before me, _____, a notary public for this county and state, _____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: _____
Notary's Seal