Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Ste 290
Brentwood, TN 37027
B18-2611

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,500.00

Mary Gail Porter
Affiant



SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of December, 2018

Kimberley C Kindall
Notary Public

Commission Expires: 5-02-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin McKinney and Rebecca Dawn McKinney 7404 Thornwood Court Mount Juliet, TN 37122	Citizens One Home Loan 6100 Tower Circle Suite 600 Franklin, TN 37067	087-02-0A-032.00-C

Karen Y Johnson Davidson County
Batch# 176358 **DEEDWARR**
12/20/2018 10:33:48 AM 2 pgs
Fees: $13.00 Taxes: $1,245.05

20181220-0123873

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mark T. Hicks, Jr. and Jill K. Hicks, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin McKinney and Rebecca Dawn McKinney, husband and wife as community property

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 Lot No. 58 on the Plan of Final Plat Cobblestone Landing Phase I of record in Plat at Instrument No. 20050822-0099471, 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 Mark T. Hicks Jr. and Jill K. Hicks, husband and wife by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20060309-0027456 Register's Office for Davidson County, Tennessee, dated March 08, 2006 and recorded on March 09, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7404 Thornwood Court, Mount Juliet, TN 37122

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of December, 2018.

Mark T. Hicks, Jr.

Jill K. Hicks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark T. Hicks, Jr. and Jill K. Hicks** 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 Brentwood, Tennessee this 18th day of December, 2018.

Notary Public
My Commission Expires: 5-6-19

(Notary Seal)

