WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178831 **DEEDWARR**
12/28/2018 10:45:32 AM 2 pgs
Fees: $13.00 Taxes: $1,335.70

20181228-0125839

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 361000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE
14 DAY OF December 2018

Notary Public

MY COMMISSION EXPIRES: 4-13-22
(Affix Seal)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD 4-13-2022

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Vernon		Map 172, Group3B, Parcel 85.00
5845 Woodlands Avenue	Same as new owner	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, ***Brian L. McKinney and Douglas DeCoopman-McKinney, Joint tenancy,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Phillip Vernon, unmarried,*** 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. 85, on the plan of The Woodlands, Phase 2, as of record at Book 6900, page 635, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Brian L. McKinney, an unmarried man, by Warranty Deed from Estate of Suzanne Sherrod, dated 02/17/2006 and filed for record on 02/21/2006, of record in Instrument No. 20060221-0019660, said Register's Office for said County.

Douglas DeCoopman-McKinney joins in this conveyance to convey any and all right, title and interest he may have in and to the property, marital and otherwise.

This is: Unimproved ( )
Improved (X) Property, known as **5845 Woodlands Avenue, Nashville, TN 37211**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Witness our hand on this the 14th day of December, 2018.

Brian L. McKinney

Douglas DeCoopman-McKinney

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian L. McKinney and Douglas DeCoopman-McKinney** the bargainor(s) 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 this 14 day of December , 2018.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY