WARRANTY DEED

Karen Johnson Davidson County
Batch# 209951 **DEEDWARR**
03/26/2019 10:16:04 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20190326-0027171

RECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

File #13804

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Hollace McKinley and Myrna McKinley	new owner	43-9-111
(NAME)	(NAME)	
610 Bixler Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190539

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, I/we, **Robert Hutchison and Ruth Hutchison, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Hollace R McKinley and Myrna McKinley, husband and wife**, 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. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, being the southerly one-half (1/2) of Lot No. 13 of Block "E" on the plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee and further described as follows:

The said lot fronts 50 feet on the east side of Bixler Avenue, and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Robert and Ruth Hutchison, husband and wife, by Warranty Deed from Mark Johnson and wife, Susan Johnson dated December 27, 2016 and filed of record in Instrument No. 20161229-0136883, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat and also subject to sanitary sewer/storm drainage easement of record in Book 4758, page 106, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 610 Bixler Avenue, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of March, 2019

Robert Hutchison

Ruth Hutchison

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Hutchison and Ruth Hutchison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of March, 2019.

Notary Public
My Commission Expires: 3-2-2021

