WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Affiant

Subscribed and sworn to me on 05/01/19.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 225859 DEEDWARR
05/03/2019 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20190503-0041755

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew McKinney 5072 N. Hilson Road Nashville, TN 37219	Matthew McKinney 915 Goodbar Dr. Nashville, TN 37217	161-03-140.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph H. Reagan, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Matthew McKinney, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 21 on the Plan of McMurray Park as of record in Book 5050, Page 89, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed by Quitclaim Deed from Stephen T. Reagan and wife, Pamela Reagan to Joseph H. Reagan as recorded on the 25th day of October, 2004 in Instrument No. 20041025-0127680 and Warranty Deed from James D. Clinebelle and wife, Connie B. Clinebelle to Joseph H. Reagan and wife, Elizabeth Reagan and Stephen T. Reagan and wife, Pamela Reagan as recorded on the 2nd day of March, 1982 in Deed Book 5856, Page 964, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 5072 N. Hilson Road, Nashville, Tennessee 37219.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Witness my hand this 05/01/19.

Joseph H. Reagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/01/19, before me personally appeared Joseph H. Reagan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/01/19.

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY