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 05/10/19.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 229825 DEEDWARR
05/14/2019 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20190514-0045299

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 3302 Saindon Street Nashville, TN 37211	Matthew McKinney 915 Goodbar Dr Nashville, TN 37217	133-01-291.00

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, Joni Lynn Drowne, 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. 402 on the Map of Sunrise Heights, Second Plan, of record in Book 421, Register's Office for Davidson County, Tennessee.

Said Lot No. 402 fronts 50 feet on the Easterly side of Calhoun Avenue, and runs back between parallel lines, 135 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Cassandra J. Drowne to Joni Lynn Drowne, as recorded on the 1st day of September, 2017 in Instrument No. 20170901-0090534 and Warranty Deed from Allison Douglas Barrett to Cassandra J. Drowne, an unmarried person, as recorded on the 24th day of April, 1989 in Deed Book 7822, Page 750, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3302 Saindon Street, Nashville, Tennessee 37211.

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 herself, her 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 05/10/19.

Joni Lynn Drowne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/10/19, before me personally appeared Joni Lynn Drowne, 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 she executed the same as her free act and deed.

Witness my hand and official seal on 05/10/19.

NOTARY PUBLIC

My Commission Expires: 11-8-2021



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

