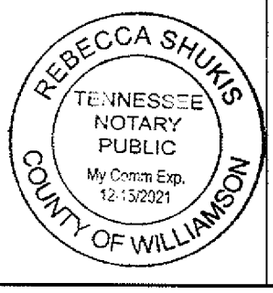
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheyla Rosana Helm Ryan Taylor Helm	New Owner	07416002200
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 249945 DEEDWARR 06/28/2019 09:53:30 AM 3 pgs Fees: $18.00 Taxes: $987.53 20190628-0062955
5021 Bonnameade Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hollace McKinley and wife Myrna McKinley and Jeffrey McKinley and wife, Lynette McKinley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sheyla Rosana Helm and Ryan Taylor Helm, wife and husband,** 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, TN being Lot No. 426 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, page 1 and 2, Register's office for said County.

Said Lot No. 462 fronts 83.50 feet on the southerly side of Bonnameade Drive and extends back between parallel lines 155 feet to a line in the rear measuring 83.5 feet thereon.

Being the same property conveyed to Hollace McKinley, Myrna McKinley, Jeffrey McKinley and Lynette McKinley, by deed of record in Instrument No. 20190104-0001150, Register's Office for County, Tennessee.

This instrument is executed on behalf of Jeffrey McKinley and Lynette McKinley by Hollace McKinley as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. -201906280062954- , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5021 Bonnameade Drive, Hermitage, TN 37076
(House Number) (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 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.

Witness my/our hands this 27th day of June, 2019.

Hollace McKinley

Myrna McKinley

Jeffrey McKinley
By Hollace McKinley Atty in fact

Lynette McKinley
by Hollace McKinley Atty in fact

State of Tennessee
County of Davidson

Personally appeared before me Hollace McKinley and Myrna McKinley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2019.

Notary Public
My Commission Expires: 5/2/22

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of June, 2019, before me personally appeared Hollace McKinley, the person who executed the foregoing instrument on behalf of Jeffrey McKinley and Lynette McKinley and who acknowledged that they executed the same as the free act and deed of the said Jeffrey McKinley and Lynette McKinley, through Power of Attorney granted him by the said Jeffrey McKinley and Lynette McKinley.

Notary Public
Commission Expires: 5/2/22

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

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY