Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0849

Karen Johnson Davidson County
Batch# 252173 DEEDWARR
07/03/2019 09:38:57 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20190703-0064993

KATHLEEN WILLIAMS
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of June, 2019

Notary Public

Commission Expires: 5-23-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffrey D. Banish and Jessica Banish 6277 Rivervalley Drive Nashville, TN 37221	new owners	126-16-0A-525.00-CO

WARRANTY DEED

FOR AND IN 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,

Tyler McKinnon and Wendy Brooke McKinnon, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey David Banish and Jessica Banish, 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:

land in Davidson County, Being Lot Number 298 on the Plan of Final Plat Riverwalk, Phase 3C of record in Instrument No. 20050706-0077607, Surveyor's Certificate of record in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tyler McKinnon and Brooke McKinnon, husband and wife by Warranty deed from Robert Isaak and Andrea Isaak, husband and wife of record in Instrument No. 20150616-0057366 Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 16, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6277 Rivervalley Drive, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-WG-196277

Dated this the 28th day of June, 2019.

Tyler McKinnon

Wendy Brooke McKinnon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tyler McKinnon and Wendy Brooke McKinnon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of June, 2019.

Notary Public
My Commission Expires: 5-23-23

(Notary Seal)

