# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,000.00.

Affiant

Subscribed and sworn to me on 01/17/20.

NOTARY PUBLIC
My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 346240 DEEDWARR
01/22/2020 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20200122-0007868

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 # |
|---|---|---|
| Willie J. McKinney<br>3049 Stone Bridge Road<br>Antioch, TN 37013 | Mortgage Research Center, LLC<br>dba Veterans United Home Loans<br>3212 A Lemone Industrial Blvd<br>Columbia, MO 65201 | 15010026500 |

**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 R. Glass and Yvette Glass, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Willie J. McKinney, 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:

> Land in Davidson County, Tennessee, Being Lot No. 15 on the Plan of 1st Revision of Stonebridge, of record in Plat Book 9700, Page 244, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Joseph R. Glass and Yvette Glass by Warranty Deed from Mary Rochella Pierce, dated August 26, 2011 as recorded September 6, 2011, of record in Instrument No. 20110906-0068753, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3049 Stone Bridge Road, Antioch, Tennessee 37013.

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 GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands on 01/17/20.

Joseph R. Glass
Joseph R. Glass

Yvette Glass
Yvette Glass

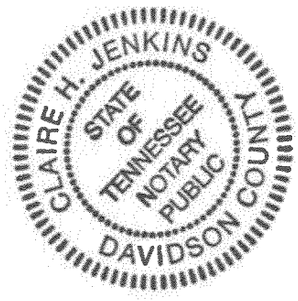
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 01/17/20, before me personally appeared Joseph R. Glass and Yvette Glass, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 01/17/20

Claire H. Jenkins
NOTARY PUBLIC

My Commission Expires: 10/2/23



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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY