This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Karen Johnson Davidson County
Batch# 351598 DEEDWARR
01/31/2020 01:23:15 PM 2 pgs
Fees: $13.00 Taxes: $932.40

20200131-0011700

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $252,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2020.

K. Phelps
Notary Public
My commission expires: 3.7.23

KATRICE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information
PATY CONSTRUCTION, LLC 1401 DALLAS AVENUE NASHVILLE, TN 37212	New Owner	106-13-0 039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANKIE LEE CHURCHWELL, INDIVIDUALLY, AS HEIR AT LAW OF THE ESTATE OF RICHARD EDWARD MCKEE, DECEASED, AND AS ADMINISTRATOR OF THE ESTATE OF RICHARD EDWARD MCKEE, DECEASED, AND BETTY JO MCKEE LOAN AND VIRGINIA KAY BOWLIN, HEIRS AT LAW OF THE ESTATE OF RICHARD EDWARD MCKEE, DECEASED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PATY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF WOODYCREST, SECTION ONE, AS OF RECORD IN BOOK 1835, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF HUTTON DRIVE AT THE CORNER OF LOTS NOS. 67 AND 68; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWESTERLY 130 FEET TO A POINT; THENCE SOUTHERLY 55.7 FEET TO A CORNER OF LOT NO. 65; THENCE WITH THE LINE BETWEEN LOTS NOS. 65 AND 67, EASTERLY 68.7 FEET TO A CORNER OF LOT NO. 66; THENCE WITH THE LINE BETWEEN LOTS NOS. 66 AND 67, NORTHEASTERLY 125 FEET TO THE SOUTHWESTERLY MARGIN OF HUTTON DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHWESTERLY 80 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD MCKEE, UNMARRIED, BY SPECIAL WARRANTY DEED FROM PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF LILLIAN E. PICKETT DATED MAY 16, 2011, RECORDED MAY 25, 2011, OF RECORD IN INSTRUMENT NO. 20110525-0039879, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

TENNESSEE. RICHARD MCKEE, BEING ONE AND THE SAME AS RICHARD EDWARD MCKEE, DIED ON OCTOBER 10, 2019. THE ESTATE OF RICHARD EDWARD MCKEE WAS FILED FOR PROBATE ADMINISTRATION IN DOCKET NO. 19P2086, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, FRANKIE LEE CHURCHWELL BEING THE ADMINISTRATOR. THE HEIRS AT LAW AND BENEFICIARIES OF WILL ARE FRANKIE LEE CHURCHWELL, BETTY JO MCKEE LOAN, AND VIRGINIA KAY BOWLIN.

See Power of Attorney for Betty Jo McKee Loan of record in Instrument No. 20200131-0011699

This property is improved property known as 2003 Hutton Drive, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30 day of January, 2020

Frankie Lee Churchwell

Frankie Lee Churchwell, Individually and as Administrator of the Estate of Richard Edward McKee, deceased

Betty Jo McKee Loan, by Frankie Lee Churchwell, her attorney in fact

Betty Jo McKee Loan, by Frankie Lee Churchwell, her attorney in fact

Virginia Kay Bowlin

Virginia Kay Bowlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Virginia Kay Bowlin and Frankie Lee Churchwell, 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, and Frankie Lee Churchwell further acknowledged that she is the duly appointed Administrator of the Estate of Richard Edward McKee, deceased, and as such Administrator executed the within instrument, and as such Administrator is authorized to execute the within instrument for the purposes therein contained. Frankie Lee Churchwell also acknowledged that she is the duly appointed attorney in fact for Betty Jo McKee Loan and as such attorney in fact executed the within instrument for the purposes stated therein, and as such attorney in fact had authority to do so.

Witness my hand in NASHVILLE, TENNESSEE, this 30 day of January, 2020.

BRIAN PAYNE, Notary Public

My Commission expires: 11/08/22 (seal)

