PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 374340 DEEDWARR
03/18/2020 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20200318-0030003

W & I Ref: (DM) Title No.: 60894
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Shawn McCord Deborah McCord Kerry Willis McCord 735 Tulip Grove Road #229 Hermitage, TN 37076	New Owner 220 Pine Valley Terrace Easton, PA 18042

TAX MAP PARCEL NUMBERS: 075120F06800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$199,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberly Tennial McCleskey, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Shawn McCord and Deborah McCord, married and Kerry Willis McCord, single, as tenants in common with rights of survivorship**, hereinafter called the **Grantees,** Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 68 a/k/a Unit 229 on Plan of Tulip Cove Townhomes as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Tennial, an unmarried individual, by Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, dated July 21, 2006 and recorded on July 26, 2006, of record in Instrument No. 20060726-0089798, Register's Office for Davidson County, Tennessee. The said Kimberly Tennial is now known as Kimberly Tennial McCleskey.

William L. McClockesky, spouse of Kimberly Tennial McCleskey, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699; and, Instrument No. 20120521-0043906, said Register's Office, shows an owner's certificate and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699; and, Instrument No. 20120521-0043906, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20160301-0019393, said Register's Office.

This is improved property, known as 735 Tulip Grove Road, # 229, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of March, 2020.

Kimberly Tennial McCleskey **William L. McCleskey**

State of Tennessee

County of Davidson

On this 13th day of March, 2020, before me the undersigned authority, personally appeared Kimberly Tennial McCleskey and William L. McCleskey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $199,900.00.

Affiant

Sworn and subscribed before me this 13th day of March, 2020.

My Commission Expires: 01-24-23

Notary

JAMIE IVEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

