6

NEW OWNER:
CHRISTIE M. WALKER
604 CLAYBORNE COURT
NASHVILLE, TN 37215

SEND TAX BILLS TO:

Mortgage Investors Group
8320 East Walker Springs Lane, Suite 200
Knoxville, TN 37923

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 20-0846

Map & Parcel
131050C60400

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 430331 **DEEDWARR**
07/06/2020 08:56:27 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20200706-0072150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Eighty Thousand and 00/100 Dollars ($580,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SEAN W. MCKINNIS, unmarried and STEPHANIE J. MCKINNIS, unmarried,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHRISTIE M. WALKER and CHRISTOPHER WALKER, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being a part of the Hillsborough Condominiums tract as shown on a plat of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 604 on the said section plat, as shown and described by the Master Deed establishing a Horizontal Property Regime with respect to Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, of record in Book 6822, Page 721, in the Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to SEAN W. MCKINNIS, unmarried and STEPHANIE J. MCKINNIS, unmarried by Warranty Deed from JAMES F. MCKINNIS, married, dated December 29, 2017, and of record in Instrument No. 20180108-0002356, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **604 CLAYBORNE COURT, NASHVILLE, TN 37215**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 6250, Page 699, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of July, 2020.

SEAN W. MCKINNIS

STEPHANIE J. MCKINNIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SEAN W. MCKINNIS and STEPHANIE J. MCKINNIS**, 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 office this 1st day of July, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$580,000.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of July, 2020.

NOTARY PUBLIC

My commission expires: 5/3/21

