BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 434864 DEEDWARR
07/10/2020 12:29:48 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20200710-0075494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF July 20 20

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Ashley Thomaston and Casey Savell Thomaston	SAME	
(NAME) 5275 Whites Creek Pike	(NAME)	22 163 AND 170
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JOSEPH CHARLES MCKINNEY AND LINDA KATHRYN MCKINNEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN ASHLEY THOMASTON AND CASEY SAVELL THOMASTON, 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:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Wade Subdivision, of record in plat Book 5800, page 366, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

TRACT 2: Beginning at an iron pin set in the northern most corner of Lot No. 1 of Wade Subdivision of record in Book 5800, page 366, Register's Office for Davidson County, Tennessee, said point being North 40 deg. 24' 26" east 126.00 feet and North 61 deg. 36' 28" east 275.19 feet along the northwesterly property line of Lot No. 1 from the northeasterly right of way of Whites Creek Pike; thence, North 61 deg. 36' 28" east 196.81 feet to an iron pin set; thence, South 46 deg. 57' 59" east 227.86 feet to an iron pin set; thence, South 61 deg. 36' 28 west 206.51 feet to an iron pin set; thence, North 44 deg. 37' 25" west 224.96 feet to the point of beginning.

Being the same property conveyed to Joseph Charles McKinney and wife, Linda Kathryn McKinney, by deed dated November 1, 1995, from Jackie Moore and Cynthia Moore, of record in Book 9847, page 957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5275 Whites Creek Pike, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 9th day of July, 2020

Joseph Charles McKinney

JOSEPH CHARLES MCKINNEY

Linda Kathryn McKinney

LINDA KATHRYN MCKINNEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Charles McKinney and Linda Kathryn McKinney, the bargainor, 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 this 9th day of July, 2020.

Commission expires:



Notary Public