WARRANTY DEED

O-SB-RCP-20-413

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael C. Locke	**United Wholesale Mortgage**	
(NAME)	(NAME)	**033-08-0-022.00**
413 Gates Rd	**585 South Blvd. E.**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Pontiac, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIA B. MCCONNELL AND FRANK WILLIAM MCCONNELL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL C. LOCKE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 64 on the Plan of Gatewood, Section 1 of record in Plat Book 3300, Page (s) 47 through 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia B. McConnell by Quitclaim deed from Frank W. McConnell of record in Book 7856, page 925, Register's Office for Davidson County, Tennessee, dated June 05, 1989 and recorded on June 05, 1989.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 47 through 52, Inclusive Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3370, Page 121, as amended in Book 3375, Page 249 and Book 3398, Page 438, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **413 Gates Rd, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 543451 **DEEDWARR**
12/29/2020 03:04:49 PM 2 pgs
Fees: $13.00 Taxes: $728.90

20201229-0154409

Witness my/our hand(s) this the 21 DAY OF DECEMBER, 2020.

Julia B. McConnell

Julia B. McConnell

Frank W. McConnell

Frank William McConnell

STATE OF MISSOUR
COUNTY OF Texas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA B. MCCONNELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 of December, 2020.

Morgan Bledsoe

Notary Public
My Commission Expires: 03/06/2023
(SEAL)

MORGAN BLEDSOE
MY COMMISSION EXPIRES
3-6-2023
NOTARY SEAL
#19572258
TEXAS COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

STATE OF MISSOURI
COUNTY OF Texas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK WILLIAM MCCONNELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 of December, 2020.

Morgan Bledsoe

Notary Public
My Commission Expires: 03/06/2023
(SEAL)

MORGAN BLEDSOE
MY COMMISSION EXPIRES
3-6-2023
NOTARY SEAL
#19572258
TEXAS COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212