BOX 2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Jacqueline L. Thorp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2001.

Betty Hodges
Notary Public

MY COMMISSION EXPIRES: 3/10/03
(AFFIX SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO.
My Commission Expires 3/10/2003

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin McGinn (NAME)	Kevin McGinn (NAME)	115-07-0/031.00
606 Davidson Road (ADDRESS)	606 Davidson Road (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN (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,

Anna Lucile Parsons

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin McGinn and Tim Wilson

, 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:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 42, on the Plan of Brook Meade, Section I, of record in Book 2133, page 77, Register's Office for said County.
Said lot No. 42 fronts 117 feet on the northerly margin of Davidson Road and extends back northwardly 359 feet on the easterly side and 356 on the westerly side to a dead line in the rear measuring 117.1 feet.

Being the same property conveyed to Clarence K. Parsons and wife, Anna Lucile Parsons by Warranty Deed from L. C. Anderson, Jr., unmarried, dated July 31, 1956, and filed for record in Book 2549, page 141, Register's Office for Davidson County, Tennessee. Clarence K. Parsons is since deceased, making Anna Lucile Parsons sole owner.

Tim Wilson and Timothy Ray Wilson are one and the same person.

Subject to easements and setback lines of record in Plat Book 2133, page 77, and a sewer easement of record in Book 5218, page 868. Subject to Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as 606 Davidson Road, Nashville, TN
(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.

Davidson County DEEDWARR
Recvd: 04/18/01 12:49 2pgs
Fees:11.00 Taxes:525.40

20010418-0038283

Witness my/our hand(s) this 2nd day of April, 2001.

Anna Lucile Parsons

Anna Lucile Parsons

STATE OF ALABAMA

COUNTY OF

On 4/2/2001, before me personally appeared Anna Lucile Parsons to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal this 2nd day of April, 2001.

Commission expires:

Notary Public

My Commission Expires MAY 16, 2003

