WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/08 10:04 2 pg:
Fees:13.00 Taxes:4440.00

20080129-0009021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,200,000.00.

Kevin McGinn
Affiant

Subscribed and sworn to me on January 25, 2008.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23007SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel M. Daddario Dawn Daddario 6101 Bresslyn Road Nashville, TN 37205	New Owner	115-12-52.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin McGinn, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Daniel M. Daddario and wife, Dawn Daddario, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 52, West Meade Farms, Inc., Section C, of record in Book 1835, page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin McGinn, married, by Warranty Deed from Marcia F. Cohen, married, of record as Instrument No. 20060726-0090478, Register's Office for Davidson County, Tennessee.

Cindy McGinn, the wife of Kevin McGinn, does not join in this conveyance as the subject property is not now nor has it every been used as the primary residence of the parties.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

This property is also known as improved property located at 6101 Bresslyn Road, Nashville, TN 37205.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 our hands on January 25, 2008.

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 25, 2008, before me personally appeared Kevin McGinn, 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on January 25, 2008.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212