WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090039345 DEEDWARR
Recvd: 06/12/09 14:42 2 pgs
Fees:12.00 Taxes:0.00
20090612-0054903

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00.

Theodore C. McKie
Affiant

SUBSCRIBED AND SWORN THIS THE 29th DAY OF May, 2009.

Notary Public
MY COMMISSION EXPIRES:

Cheryl N. Smith
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 3, 2011

THIS INSTRUMENT WAS PREPARED BY:
Bass, Doherty & Finks, P.C., 40 Soldiers Field Place, Boston, MA 02135

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Theodore C. McKie, Trustee of The 709 South 15th Street Trust	AmTrust Bank	94-1-412
(NAME)	(NAME)	
709 South 15th Street	1111 Chester Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKOWLEDGED, I **THEODORE C. MCKIE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **THEODORE C. MCKIE, TRUSTEE OF THE 709 SOUTH 15TH STREET TRUST**, A REVOCABLE LIVING TRUST ESTABLISHED BY THE SAID GRANTOR U/D/T DATED May 29, 2009, HEREINAFTER CALLLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF THE GRANTOR'S RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 88 on the Plan of Shelby Village No. Two of record in Book 1835, Page 48, Register's Office for said County.

SAID Lot No. 88 fronts 60 feet on the northeasterly margin of South 15th Street and extends back 136.4 feet on the northerly line and 121.6 feet on the southerly line to a deal line in the rear measuring 45.0 feet thereon.

BEING the same property conveyed to Kathryn Russ and Theodore C. McKie by Deed from George Patrick Dunn, Sr. and Kathleen Patrece Dunn dated November 30, 2007 and filed for record as Instrument No. 200712040140525 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 709 South 15th Street, Nashville, Tennessee, 37206.

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 heir 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 or 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 29th day of May, 2009.

Theodore C McKie

THEODORE C. MCKIE

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk,

Personally appeared before me, CHERYL N. SMITH, Notary Public, THEODORE C. MCKIE with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2009.

Notary Public

Print Name:

My Commission Expires:

Cheryl N. Smith
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 3, 2011

