Box 36

BILL GARRETT, Davidson County
Trans:T20110007985 DEEDWARR
Recvd: 02/07/11 14:22 2 pgs
Fees:13.00 Taxes:1517.00
20110207-0010810

RECORD & RETURN TO:
FILE BOX 36, Davidson County

# WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00.

Affiant

Subscribed and sworn to me on February 4, 2011.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24861SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Gilberto Gonzalez<br>304 Browning Road<br>Nashville, TN 37211-2608 | SAME ADDRESS AS NEW OWNER | 116-09-50 |

**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, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gilberto Gonzalez, hereinafter called **"GRANTEE,"** his 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. 6 of West Meade Farms, Section II, on the plat of record in Book 1424, page 93, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 239.5 feet on the easterly side of Jocelyn Hollow Road and runs back between lines, 438 feet on the northerly line and 440.6 feet on the southerly line, to a dead line in the rear, measuring 268.8 feet thereon.

Being the same property conveyed to Kevin McGinn by Warranty Deed from James Bomar Talbot, an unmarried person, of record as Instrument No. 20100302-0015972 in the Register's Office for Davidson County, Tennessee.

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

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Easement for sanitary sewers, storm drainage, water mains and appurtenances of record in Book 6255, page 719, in said Register's Office.

3. Terms and conditions of the Contract of Sale of record as Instrument No. 20091231-0118986 in said Register's Office

4. 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.

This property is also known as unimproved property located at 6105 Jocelyn Hollow 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, his 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.

The said property in not now nor has it ever been used as the primary residence of the Gantor.

**WITNESS** our hands on February 4, 2011.

Kevin M. McGinn

**Kevin McGinn**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On February 4, 2011, before me personally appeared Kevin McGinn to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on February 4, 2011.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: _____

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

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE