BILL GARRETT, Davidson County
Trans:T20110023601 DEEDWARR
Recvd: 04/21/11 11:14 2 pgs
Fees:13.00 Taxes:1535.50
20110421-0030818

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11030235**	STATE OF TENNESSEE') COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this18th day of April, 2011. Notary Public My Commission Expires: July 25, 2012

CAROL L. McARTHUR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires July 25, 2012

WARRANTY DEED

Address New Owner: Sherod McGhee and Scott McGhee, and Doc McGhee and Wendy McGhee 1206 Woodland Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 83-9-169.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew S. Holeman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sherod McGhee and husband, Scott McGhee and Doc McGhee and wife, Wendy McGhee**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 in EAST EDGEFIELD ADDITION, as of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew S. Holeman, an unmarried man by Warranty Deed from Joseph C. Benson, an unmarried man, recorded on the 6th day of November, 2007 in Instrument No. 20071106-0130739, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST EDGEFIELD ADDITION, as recorded in Plat Book 21, Page(s) 147.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictive Covenants for Detached Structure recorded at Instrument No. 20080417-0039006.

This is improved property located at 1206 Woodland Street Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2011.

Andrew S. Holeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew S. Holeman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014