Bof 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110059227 DEEDWARR
Recvd: 09/23/11 12:06 2 pgs
Fees: 13.00 Taxes: 1720.50
20110923-0073810

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $465,000.00.

Todd A. Bricker
Affiant

Subscribed and sworn to me on September 22, 2011

NOTARY PUBLIC

MICHAEL T. SCHMITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
- Michael T. Schmitt
My Commission Expires
July 3, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25155SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Todd A. Bricker Jamie R. Bricker 6112 Bresslyn Road Nashville, TN 37205	SAME AS NEW OWNERS	115-12-069

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 Todd A. Bricker and wife, Jamie R. Bricker, 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. 56 on the Plan of West Meade Farms, Inc., Section C, of record in Plat Book 1835, page 44, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description

Being the same property conveyed to Kevin McGinn by Deed from James Edward White, Executor of the Estate of Jean M. White, of record as Instrument No. 20110602-0041995 in the Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been used as the primary residence of the said Grantor.

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(s).
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.

3. Subject to matters shown on Plat of record in Book 1835, page 44, in the Register's Office for Davidson County, Tennessee.
4. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6411, page 306, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6112 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 his 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 September 22, 2011.

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 22, 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 September 22, 2011.

NOTARY PUBLIC

My Commission Expires:

MICHAEL T. SCHMITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Michael T. Schmitt
My Commission Expires
July 3, 2012
STATE OF TENNESSEE