WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120004718 DEEDWARR
Recvd: 01/20/12 09:31 2 pgs
Fees:13.00 Taxes:1332.00
20120120-0005636

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **19th** day of **January, 2012.**

Notary Public

MY COMMISSION EXPIRES: 11/3/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin McGinn	Kevin McGinn	11711007700
(NAME) 6025 Jocelyn Hollow	(NAME) 306 42nd Ave. No.	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Gaye G. Condurelis and husband, Steven George Condurelis, III***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kevin McGinn**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Glen Echo Subdivision, as of record in Book 1424, page 52, Register's Office of Davidson County, Tennessee.

Said lot fronts 120 feet on the northerly side of Hillmont Drive and runs back 261.5 feet on the easterly line and 331.9 feet on the westerly line to a dead line, measuring 165 feet thereon.

Being the same property conveyed to Steven George Condurelis, III by Warranty Deed from Mary Aletha Anderson, dated December 1, 1981 and filed of record on December 2, 1981 in Book 5826, page 240, Register's Office of Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20081223-0122308, said Register's Office, Steven George Condurelis, III conveyed all of his right, title and interest in subject property to Gaye G. Condurelis.

*Steven George Condurelis, III joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Gaye G. Condurelis.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1756 Hillmont Drive, Nashville, TN 37215

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 we do covenant with the said Grantee 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 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.

Witness our hands this **19th** day of **January, 2012.**

Gaye G. Condurelis

Steven George Condurelis, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Gaye G. Condurelis and husband, Steven George Condurelis, III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **January, 2012.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY