Bot 36

RECORD & RETURN TO:
FILE BOX 36, DAVIDSON COUNTY

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120039077 DEEDWARR
Recvd: 05/29/12 13:54 2 pgs
Fees:13.00 Taxes:588.30
20120529-0046200

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,000.00.

Affiant

Subscribed and sworn to me on May 29, 2012.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25524SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Larry L. Lockhart Sharon Lockhart 163 37th Avenue North Nashville, TN 37209	SAME ADDRESS AS NEW OWNER	104-01-H-001.00 CO

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 and Timothy Ray Wilson, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Larry L. Lockhart and wife, Sharon Lockhart, 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 Unit A on the plan of 37th Avenue Townhomes, Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 37th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040730-0091790, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Kevin McGinn and Timothy Ray Wilson by Deed from Gloria J. Brewster, of record in Instrument No. 20010309-0022794, 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 Grantees.
2. Matters shown on plan of record as Exhibit "C" of Instrument No. 20040730-0091790, Register's Office for Davidson County, Tennessee.

3. All matters set forth in the Declarations of Covenants, Conditions and Restrictions for 37th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040730-0091790, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more particulars.
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 improved property located at 161 37th Avenue North, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their 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.

The subject property is not now nor has it ever been the primary residence of the Grantors.

WITNESS our hands on May 29, 2012.

Kevin McGinn

Timothy Ray Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 29, 2012, before me personally appeared Kevin McGinn and Timothy Ray Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 29, 2012.

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