WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092732 DEEDWARR
Recvd: 12/05/12 08:45 2 pgs
Fees:13.00 Taxes:917.23

20121205-0111774

KAREN L. TRUST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of November, 2012

Notary Public

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. McGee, Trustee for the Living Trust of Robert R. McGee	NEW OWNER Same	08216039000
(NAME) 709 Shelby Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bruce Bodor, Trustee of The 709 Shelby Ave. Trust dated December 8, 1994, as Trustee**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert R. McGee, Trustee for the Living Trust of Robert R. McGee, as Trustee**, hereinafter called the Grantees, their 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. 96, on the Plan of Williams Addition to Edgefield, as shown on plat of record in Plat Book 21, page 45, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Description is the same as the previous deed of record.

Being the same property conveyed to Mid-State Brokerage, Inc., Trustee for The 709 Shelby Ave. Trust, dated December 8, 1994, by deed from Janice J. Linder, married, of record in Instrument No. 20061012-0126695, Register's Office for Davidson County, Tennessee. By Abstract Amendment to the Declaration of Trust of record in Instrument No. 20080305-0022305, Register's Office for Davidson County, Tennessee, dated March 4, 2008, Bruce Bodor or Janette Bodor was appointed as Trustee.

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.

unimproved ☐
This is improved ☒ property, known as 709 Shelby Avenue, Nashville, TN 37206

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 we do covenant with the said Grantees that we are 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 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 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 this **26th** day of **November, 2012**

Bruce Bodor, Trustee of The 709 Shelby Ave. Trust dated December 8, 1994

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Bruce Bodor, Trustee of The 709 Shelby Ave. Trust dated December 8, 1994**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **November, 2012**

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON