25142-8
Box14

	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2013. Notary Public MY COMMISSION EXPIRES: 11-15-15
This instrument prepared by: Freedom Title Services, LLC, 105 Hazel Path, Suite 2, Hendersonville, TN 37075	

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
KATHLEEN M. MONAGHAN	New Owner	092-05-0/072.00
(NAME)	(NAME)	
3407 GENEVA CIRCLE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, WILLIAM EUGENE MCGINNIS, II AND EDGAR JAMES MCGINNIS, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN M. MONAGHAN, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESEE, BEING LOT NO. 125 ON THE PLAN OF COLLEGE HILL, SECTION V, OF RECORD IN BOOK 2900, PAGE 42, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT FRONTS 85 FEET ON THE SOUTH SIDE OF GENEVA CIRCLE AND RUNS BACK 133 FEET ON THE WEST LINE AND 134 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 85.1 FEET.

BEING THE SAME PROPERTY CONVEYED TO CHARLES W. MCGINNIS AND WIFE, EUGENIA M. MCGINNIS BY WARRANTY DEED DATED MAY 23, 1966 OF RECORD IN BOOK 4019, PAGE 907, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CHARLES W. MCGINNIS IS DECEASED. HIS DATE OF DEATH WAS SEPTEMBER 24, 2002.

EUGENIA M. MCGINNIS DIED ON MAY 2, 2011 DIED, LEAVING HER GRANDSONS, WILLIAM EUGENE MCGINNIS, II AND EDGAR EUGENE MCGINNIS, THE GRANTORS HEREIN, AS THE SOLE HEIRS TO THE PROPERTY, ACCORDING TO AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20130702-0068303, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. WILLIAM EUGENE MCGINNIS, II WAS ALSO NAMED AS DEVISEE OF THIS PROPERTY IN THE UNPROBATED WILL OF EUGENIA M. MCGINNIS . THE SAID WILLIAM EUGENE MCGINNIS, II ACKNOWLEDGES THAT THIS DEED, IN ADDITION TO CONVEYING HIS INTEREST AS AN HEIR AT LAW ASLO CONVEYS ALL INTEREST HE WOULD HAVE INHERITED IN HIS SOLE NAME HAD SAID WILL BEEN PROBATED.

BILL GARRETT, Davidson County
Trans:T20130056264 DEEDWARR
Recvd: 07/02/13 12:41 3 pgs
Fees:18.00 Taxes:390.35
20130702-0068305

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS NOR ANY SPOUSE OF THE GRANTORS HEREIN.

This is improved property, known as 3407 GENEVA CIRCLE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 28th day of June, 2013.

William Eugene McGinnis by Julia McGinnis AIF
WILLIAM EUGENE MCGINNIS, II
BY: JULIA MCGINNIS, ATTY IN FACT

Edgar Mcginnis
EDGAR JAMES MCGINNIS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JULIA MCGINNIS AS ATTORNEY IN FACT FOR WILLIAM EUGENE MCGINNIS, II AND EDGAR JAMES MCGINNIS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28th day of June, 2013.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS instrument is being executed on behalf of William McGinnis pursuant to a Power of Attorney executed by her/him on the 16th day of August, 2012 of record in Instrument No. 20130702-0016304, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Julia McGinnis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Attorney-In-Fact for William Eugene McGinnis II, and that s/he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said William Eugene McGinnis II, for the purpose therein contained, by signing the name of William Eugene McGinnis II, by himself/herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2013.

Notary Public

My Commission Expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Edgar James McGinnis, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of **June, 2013.**

Notary Public

My Commission Expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY