File Box 8

BILL GARRETT, Davidson County Trans:T20130063174 DEEDWARR Recvd: 07/24/13 14:51 2 pgs Fees:13.00 Taxes:3289.30 20130724-0076677	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$889,000.00.** Affiant Subscribed and sworn to before me, this the 19th day of July, 2013. Notary Public My commission expires: 9-8-2013 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard M. Rosenthal and Audrey J. Anderson	SAME	**117 11 0N 001.00**
1756 Hillmont Drive		
Nashville, TN 37215		

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, **KEVIN MCGINN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD M. ROSENTHAL AND AUDREY J. ANDERSON, HUSBAND AND WIFE**, 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 Unit No. 1, as shown on the map entitled Hillmont Height Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20120312-0021272, as amended as Instrument No. 20120802-0068343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to KEVIN MCGINN, by Deed from GAYE G. CONDURELIS AND HUSBAND, STEVEN GEORGE CONDURELIS, III, of record as Instrument No. 20120120-0005636, dated January 19, 2012, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO:

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 117 11 0N 001.00.

2. Matters shown on the Plan of record in Plat Book 1424, page 52, said Register's Office.

3. Master Deed of record as Instrument No. 20120312-0021272, as amended as Instrument No. 20120802-0068343, said Register's Office.

4. Special Assessments as set out in the Master Declaration of Covenants, Conditions and Restrictions for Hillmont Height Townhomes of record as Instrument No. 20120312-0021272, said Register's Office.

5. Encroachments and Easements as set out in the Master Declaration of Covenants, Conditions and Restrictions for Hillmont Height Townhomes of record as Instrument No. 20120312-0021272, said Register's Office.

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 Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 my/our hand(s) this 19th day of July, 2013.

Kevin McGinn

Kevin McGinn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kevin McGinn**, the bargainor(s) 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, at office, this 19th day of **July, 2013.**

Hillary Torrence

Notary Public

My Commission Expires: 11-28-16

