# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060406 DEEDWARR
Recvd: 08/15/14 15:47 2 pgs
Fees:13.00 Taxes:583.47
20140815-0074211

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,695.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CARISSA RIVERA
Notary Public - State of Florida
My Comm. Expires Feb 3, 2017
Commission # EE 870953
Bonded Through National Notary Assn

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sabrina N. Clarke, unmarried woman | New Owner | 08511001700 |
| (NAME) | (NAME) | |
| 3051 Edgemont Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, We, Michael John McGinley and Christina McGinley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sabrina N. Clarke, unmarried woman, 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:

Situate in Davidson County, Tennessee, being Lot no. 119 on the Plan of Stanford Country Club Estates, of record in Book No. 2900, page 67, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Said Lot No. 119 fronts 88.72 feet on the Easterly side of Edgemont Drive and runs back between lines 185.75 feet in the Northerly side line and 165 feet on the Southerly side line to a dead line in the rear on which it measures 97 feet.

Being the same property conveyed to Michael John McGinley, by deed of record in Instrument Number 20040202-00123312, Register's Office for Davidson County, Tennessee. Michael John McGinley is married to Christina McGinley. The said Christina McGinley hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Stanford Country Club Estates of record in Book No. 2900, page 67, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 3026, Page 310, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 3051 Edgemont Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 hand this 12th day of August 2014.

Michael John McGinley

Christina McGinley

STATE OF FL
COUNTY OF stlucie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael John McGinley and Christina McGinley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Pierce, Florida this the 12 day of August 2014. 2014.

Commission expires:

feb 3, 2017

Notary Public

CARISSA RIVERA
Notary Public - State of Florida
My Comm. Expires Feb 3, 2017
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