This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $. 323,900.00

Affiant

Subscribed and sworn before me this the 25th day of September, 2014.

Notary Public
My commission expires: 2/4/2015

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kevin James McGinniss 4917 Stonemeade Drive Nashville, TN 37221	NEW OWNER	55150A15300CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FREEDOM PROPERTIES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KEVIN JAMES MCGINNISS AND KATHRYN SKAGGS MCGINNISS,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

*husband and wife,

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Stonemeade Section 1, of record in Plat Book 6900, Pages 800 and 801, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael William Bates and wife, Jill Imogene Bates by deed from Kathy Monroe, unmarried of record in Instrument No. 20030916-0136322 Register's Office for Davidson County, Tennessee, dated August 14, 2003 and recorded on September 16, 2003.(Value of consideration shown in aforementioned deed $209,000.00.)Being the same property conveyed to Jill Imogene Bates by deed from Michael William Bates of record in Instrument No. 20110421-0030939 Register's Office for Davidson County, Tennessee, dated March 28, 2011 and recorded on April 21 2011.(Value of consideration shown in aforementioned deed $- 0 -.) Being the same property conveyed to Secretary of The Department of Housing and Urban Development by deed from Rubin Lublin TN, PLLC, Substitute Trustee of record in Instrument No. 20131125-0120686 Register's Office for Davidson County, Tennessee, dated June 14, 2013 and recorded on November 25, 2013.(Value of consideration shown in aforementioned deed $160,000.00.) Being the same property conveyed to Nathan Wall by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20140410-0030157 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 10, 2014.(Value of consideration shown in aforementioned deed $198,300.00.)

Being the same property conveyed to Freedom Properties, LLC by deed from Nathan Wall an unmarried man of record in Instrument No. 20140410-0030158 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 10, 2014.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4917 Stonemeade Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th day of September, 2014.

Freedom Properties, LLC

Kraig E. Wall, Member

BILL GARRETT, Davidson County
Trans:T20140072783 DEEDWARR
Recvd: 09/29/14 10:39 2 pgs
Fees:13.00 Taxes:1198.43
20140929-0089316

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kraig E. Wall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that he, as such ~~agent~~ member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Kraig E. Wall as such member.

Witness my hand and official seal this 25 day of September, 2014

My Commission Expires: 4-7-17

Notary Public

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY