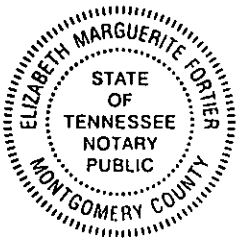
WARRANTY DEED



MY COMMISSION EXPIRES
OCTOBER 14, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,212.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Meredith McGinnis, a single woman	New Owner	091 09 0F 001.00
(NAME)	(NAME)	
617 A Eastboro Drive		
(ADDRESS)	(ADDRESS)	
Nashville 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Two Thousand Two Hundred Twelve And No/100 Dollars ($252,212.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bradley Scott, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Meredith McGinnis, a single 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being described as:

Being a part of Lot No. 19 on the Plan of B. F. Cockrill Farm, as in Book 161, Page 135, Register's Office for said County, and being a part of Tract "B" on the Plan of W. P. Evans' resubdivision of part of Lot No. 19 of the B. F. Cockrill Farm, not of record, described as follows: Beginning at a point 212 feet south of the southwest intersection of Eastboro Drive and Deal Avenue; thence in a southerly direction along Eastboro Drive 50 feet to a point; thence is a westerly direction 185 feet to a monument; thence in a northerly direction 50 feet to an iron pin, said line being parallel to Eastboro Drive, thence in an easterly direction 185 feet to the point of beginning.

Being the same premises conveyed to Joey W. Elkins and wife, Brenda E. Elkins, married persons by Warranty Deed from John A. Eberle and wife, Maxine P. Eberle dated February 18, 1999 and recorded February 24, 1999 in Book 11354, Page 167, in said Register's Office for Davidson County, Tennessee. *Being re-recorded April 12, 1999 in Book 11427, Page 660 to correct the marital status of the grantees.*

File Number: GRN-141792

BILL GARRETT, Davidson County
Trans:T20140076889 DEEDWARR
Recvd: 10/10/14 14:01 2 pgs
Fees:13.00 Taxes:933.18



20141010-0094268

Further being the same premises conveyed to Bradley Scott LLC by Warranty Deed from Joey W. Elkins and Brenda E. Elkins, married persons dated July 12, 2013 and recorded August 14, 2013 as Instrument No. 20130814-0085364, in said Register's Office for Davidson County, Tennessee.

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 617 A Eastboro Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, 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 8th day of October, 2014.

Bradley Scott, LLC
BY: BRADLEY SCOTT LLC by MANAGING MEMBER

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradley Scott Trexel 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 Managing Member and is authorized to execute the instrument on behalf of Bradley Scott LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Managing Member

Witness my hand and official seal, this the 8th of October, 2014.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

File Number: GRN-141792