RECORD & RETURN TO:

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040386 DEEDWARR
Recvd: 05/26/15 10:13 2 pgs
Fees:13.00 Taxes:1590.63
20150526-0047888

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $429,900.00.

Affiant

Subscribed and sworn to me on May 18, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 8-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28491SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Brennan and Anne Marie Garcia 315 Chamberlin Street Nashville, TN 37209	Franklin American Mortgage Co. 501 Corporate Centre Dr., #400 Franklin, TN 37067	-092-13-0-281.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kevin McGinn, married, and Tim Wilson, unmarried**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Matthew Brennan and Anne Marie Garcia, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 of Block 27 on the Plan of Plummer Place, a plat of which of record in Book 161, page 39, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Kevin McGinn and Tim Wilson by Warranty Deed from Victor Hazelwood, of record in Instrument No. 20140902-0079959, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive Covenants for Detached Structure of record as Instrument No. 20150205-0011027, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Subject property is not the principal residence of either Grantor or spouse.

This property is also known as improved property located at 315 Chamberlin Street, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 18th day of May, 2015.

Kevin McGinn

Tim Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 18, 2015, before me personally appeared Kevin McGinn and Tim Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 18, 2015.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017