GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20150042492 DEEDWARR
Recvd: 06/01/15 14:59 3 pgs
Fees:18.00 Taxes:547.60
20150601-0050590

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $148,000.00. Leonard D Liddle Affiant Subscribed and sworn to before me, this 1st day of June, 2015. Catherine H. Gwyn Notary Public My Commission Expires: 6.21.16

Address New Owner As Follows: Liddle Residential Properties, LLC 2229 Mires Road Mt. Juliet, TN 37122	Send Tax Bills To: New Owner	Map-Parcel Number: 096050157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF RUBY ALINE MCGINNIS, by and through its Executor, CLAUDE MCGINNIS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LIDDLE**

RESIDENTIAL PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 192, as shown on the map entitled the Plan of Woodberry Park, of record in Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul W. McGinnis and wife, Ruby A. McGinnis, by deed from Melvin H. Smalley, of record in Book 4759, page 437, dated September 26, 1973, said Register's Office. The said Paul W. McGinnis having predeceased Ruby A. McGinnis on or about January 21, 1989. The said Ruby A. McGinnis having since died on or about April 17, 2012. By Will of Ruby Aline McGinnis, being one and the same as Ruby A. McGinnis, submitted for probate under Case No. 13P-463 in the Seventh Circuit Court for Probate Division in Davidson County, Tennessee, the decedent directed that the Executor, Claude McGinnis, sell all real and personal property of the Estate and reduce same to cash. By Agreed Order entered in Case No. 13P-463 on October 9, 2014, the Estate of Ruby A. McGinnis, was deemed insolvent and the subject property was brought into the Estate to satisfy the debts of the estate. An Order Approving Sale of the Real Property was entered in Case No. 13P-463 on May 22, 2015, ordering the sale of the subject property to the within named Grantee under the terms of the Contract of Sale attached thereto.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. All matters appearing on the Plan of record in Book 2133, page 117, said Register's Office.

This is improved property known as: **2637 Woodberry Drive, Nashville, TN 37214.**

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 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 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 person whomsoever.

WITNESS my hand this 1st day of June, 2015.

THE ESTATE OF RUBY ALINE MCGINNIS

By: _____
Claude McGinnis, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claude McGinnis, Executor, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2015

(Seal)

_____
Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

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