BILL GARRETT, Davidson County
Trans:T20150042549 DEEDWARR
Recvd: 06/01/15 15:40 2 pgs
Fees:13.00 Taxes:649.35
20150601-0050665

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of May, 2015, by and between Clarence E Potter, husband and wife, party of the first part, and Eric W McGinnis, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Scott Avenue Annex, of record in Book 2331, Page 87, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being all or part of the same property conveyed to Clarence E. Potter by Quit Claim Deed dated April 20th, 2015 of record at Instrument No 20150601-0050664 in said Register's Office, Tennessee. Being previously conveyed to Clarence E. Potter and Ella C. Potter by virtue of that certain Deed dated April 11, 1973, at Book 4698, Page 195 in the Register's Office of Davidson County, Tennessee.

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(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Clarence E. Potter

Tina Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Clarence E. Potter and Tina Hill, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2015.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Eric W McGinnis

50 Creighton Avenue, Nashville, TN 37206

Tax Parcel No 08302022600

Property Address: 50 Creighton Avenue
Nashville, TN 37206

MAIL TAX BILLS TO: Summit Funding Inc.

2241 Harvard Street, #200, Sacramento, CA 95815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value ~~of the property~~ transferred, whichever is greater is $175,500.00 which amount is equal to or greater than the amount which ~~the~~ property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of May, 2015.

Carmen Coats
Notary Public

My Commission Expires:_____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018