Davidson County	DEEDWARR
Recvd: 06/15/15 14:12	3 pgs
Fees:18.00 Taxes:464.35	

20150615-0056712

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$125,000.00~~ $125,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2016

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).
Matthew McCutchan	Matthew McCutchan	119 02 0 172.00
(NAME) 600 Southgate Ave	(NAME) Same	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Six Thousand And No/100 Dollars ($126,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James B. Robinette, III, unmarried and Thomas Harris, married,*** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew McCutchan**, married 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: *Heirs at Law of Ginger R. Doyle f/k/a Ginger R. Harris

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Glenrose Subdivision, as of record in Book 1424, Page 142, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Ginger R. Harris, married by Warranty Deed from Estate of Lonnie W. Weaver dated December 30, 1992 and recorded December 31, 1992 in Book 8829, Page 799, in said Register's Office for Davidson County, Tennessee. James B. Robinette, III and Thomas Harris are the sole heirs-at-law of Ginger R. Doyle, formerly known as Ginger R. Harris, who died intestate on November 20, 2014, per the Affidavits of Heirship signed by David Parrish and Christopher Hurt, dated June 10, 2015, and recorded contemporaneously herewith as Instrument No. 20150615-0056710, and Instrument No. 20150615-0056711, in the Register's Office for Davidson County, Tennessee. Previously conveyed by instrument of record at Book 8829, page 799, in said register's office.

File Number: GRN-152521

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 99 Oriel Avenue, Nashville, TN 37210

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 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 .

James B. Robinette, III

Thomas Harris

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.James B. Robinette, III and Thomas Harristhe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2015.

Notary Public

My Commission Expires: 10/17/16

(SEAL)

PATRICE FUTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: GRN-152521

True Copy Certification

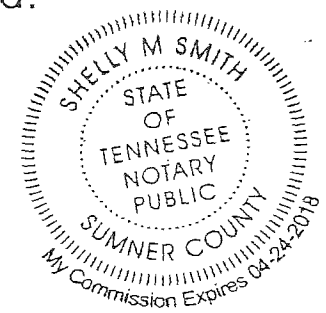
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith