BILL GARRETT, Davidson County
Trans:T20150055633 DEEDWARR
Recvd: 07/09/15 13:45 2 pgs
Fees:13.00 Taxes:1480.00
20150709-0066820

This Instrument Prepared By:
Ronald H. Bice, Jr. Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
Richard Perkerson, et ux 45 Industry Street Nashville, TN 37210	Same	Map 082-16 Parcel 0028.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **JAMES E. McGINLEY, a widowed and unmarried man**, Grantor, has this day conveyed, bargained and sold, and does hereby transfer and convey unto **RICHARD PERKERSON, JR. and wife, BARBARA PERKERSON, their** heirs, representatives and assigns, hereinafter referred to as Grantee all of his right, title, interest and ownership in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being southerly part of Lot No. 3 and the easterly 7 feet of the southerly part of Lot No. 2 in the Hobson and Wheless Second Addition to Edgefield, now East Nashville, a plan of which is of record in Book 21, page 21, Register's Office for said County, as follows:
>
> Said parts of said lots adjoin and front together 57 feet on the southerly side of Main Street, formerly the Gallatin Pike, and extends back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to James E. McGinley and wife, Anne C. McGinley, by installment deed from Gary W. Jones and Ben Griffith of record in Book 5395, page 517, of the Register's Office for Davidson County, Tennessee. The said Anne C. McGinley having predeceased her husband on May 25, 2015.

This conveyance is made subject to any and all plats, easements, restrictions, and other matters of record.

This is improved real property known as 704 Main Street, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, their heirs, representatives, successors and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2015 real estate taxes which shall be the responsibility of Grantee. Grantee will be responsible for paying 2015 property taxes in their entirety when they become due.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their heirs, representatives and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 7th day of July 2015.

JAMES E. McGINLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2015.

Notary Public

My Commission Expires: 11-06-17

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ DAVIDSON)

Personally appeared before me, Ronald H. Bice Jr., a Notary Public in and for said County and State, JAMES E. McGINLEY, a widowed and unmarried man, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of July, 2015.

Notary Public
My Commission Expires: 11-06-17