BILL GARRETT, Davidson County
Trans:T20150067548 DEEDWARR
Recvd: 08/12/15 15:37 2 pgs
Fees:13.00 Taxes:1017.13

20150812-0080884

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Lee McGinnis, a single man	CMC Funding, Inc.	08203015700
	(NAME)	
211 Cleveland Street	804 Green Valley Road, Ste. 106	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Greensboro, NC 27408	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Peter C. Harris and wife, Jessica A. Harris, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jacob Lee McGinnis, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS 1 AND 2 ON THE PLAN OF THE BENNEDICT LAND COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 40 OF THE REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 2 ON THE A. C. WEBB'S UNREGISTERED PLAN DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF CLEVELAND STREET, FORMERLY CALLED JOY AVENUE, 260 FEET EASTERLY FROM THE EASTERLY MARGIN OF NORTH SECOND STREET; THENCE WITH THE NORTHERLY MARGIN OF CLEVELAND STREET EASTERLY 60 FEET; THENCE AT RIGHT ANGLES NORTH 150 FEET TO AN ALLEY; THENCE WITH SAID ALLEY WESTERLY 60 FEET; THENCE SOUTHERLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PETER C. HARRIS, AN UNMARRIED MAN BY WARRANTY DEED FROM G &M PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD BY INSTRUMENT NUMBER 20130515-0048787, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JESSICA A. HARRIS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 211 Cleveland Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 10th day of August, 2015.

Peter C. Harris

Jessica A. Harris

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter C. Harris and wife, Jessica A. Harris, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072