BILL GARRETT, Davidson County
Trans:T20150076403 DEEDWARR
Recvd: 09/08/15 15:07 2 pgs
Fees:13.00 Taxes:1653.50

20150908-0091253

CAROL TAYLOR NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$446,891.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2015

Notary Public

My commission expires: 3/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas A. DuPuis	**Access National Mortgage, A Division of Access National Bank**	**092-13-0-280.00**
317 Chamberlin Street	**1800 Robert Fulton Drive, Suite 350**	
Nashville, TN 37209	**Reston, VA 20191**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEVIN MCGINN AND TIM WILSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

NICHOLAS A. DUPUIS, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 16, Block 27, as shown on the map entitled the Map of Plummer Place Subdivision, of record in Book 161, page 39, 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 Tim Wilson, unmarried, by deed from Lois Wade, unmarried of record as Instrument No. 20141015-0095157, dated October 10, 2014, said Register's Office. Being further conveyed to TIM WILSON, UNMARRIED AND KEVIN MCGINN, MARRIED, by Quitclaim Deed of record as Instrument No. 20150204-0010349, dated December 1, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **317 Chamberlin Street, Nashville, TN 37209**.

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, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 28th day of August, 2015.

Kevin McGinn

Tim Wilson

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kevin McGinn and Tim Wilson**, the 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, at office, this **28th** day of **August, 2015.**

Notary Public

My Commission Expires: 3.23.2019

