BILL GARRETT, Davidson County
Trans:T20150101128 DEEDWARR
Recvd: 11/30/15 13:54 2 pgs
Fees:13.00 Taxes:2682.50
20151130-0120531

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Vicki Buffin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnathan Whitney Waller Mills	Same as new owner	144 03 0 009.00
(NAME)	(NAME)	
1061 Lynnwood Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steven W. McGinty and Lisa M. McGinty, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Johnathan Whitney Waller Mills,** 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:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Chickering Hills, Section One, as of record in Plat Book 2331, Page 8, 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 Steven W. McGinty and wife, Lisa M. McGinty, by Warranty Deed from Caroline Andrews and husband, Will Andrews, dated 8/2/07 and recorded 8/7/07 in Instrument No. 20070807-0094152, in the Register's Office of Davidson County, Tennessee.

Lisa M. McGinty executed this instrument on behalf of Steven W. McGinty pursuant to a Power of Attorney of record in Instrument No 20151130-0120530, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1061 Lynnwood Blvd., Nashville, TN 37215
(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.

Witness my/our hands this 23rd day of November, 2015.

Steven W. McGinty by Lisa M. McGinty his Attorney-in-fact

Lisa M. McGinty

State of Tennessee
County of Davidson

Personally appeared before me Lisa M. McGinty, husband and wife, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of November, 2015.

Notary Public
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa M. McGinty with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Steven W. McGinty as his Attorney in Fact as the free act and deed of the within named Steven W. McGinty.

Witness my hand and official seal on this 23rd day of November, 2015.

Notary Public
My Commission expires:
File No.: 151246

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016