Book 36

BILL GARRETT, Davidson County
Trans:T20160012983 DEEDWARR
Recvd: 02/17/16 10:34 2 pgs
Fees:13.00 Taxes:832.50
20160217-0014850

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kevin McGinn
306 42nd Avenue North
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash

MAP 103
GROUP 04 0
PARCEL 267.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Chris Thoeny, a married man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kevin McGinn, married and Tim Wilson, unmarried, joint tenants with the right of survivorship**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of Charlotte Avenue Church of Christ Additions to West Nashville, as of record in Plat Book 547, Page 199, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. ****

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 547, page 199, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 4106 Idaho Ave, Nashville, Tennessee 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 Kevin McGinn, married and Tim Wilson, unmarried, joint tenants with the right of survivorship, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, 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.

****

Being the same property conveyed to Chris Thoeny, by Deed from Craig Medlin, an unmarried man, dated September 29, 2015, of record as Instrument No. 20151001-0100069, Register's Office for Davidson County, Tennessee. Being Further conveyed to Chris Thoney by Quitclaim Deed from Wendell Craig Medlin and Melinda Gaye Medlin, Successor Trustee of the Hortense Medlin Downard Testamentary Trust under the provisions of Last Will and Testament in Davidson County, Tennessee, Probate No 03P920 with final order dated February 28, 2011, of record as Instrument No. 20160211-0013210, Register's Office for Davidson County, Tennessee.

WITNESS our hands this the 16th day of February, 2016.

Chris Thoeny

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Chris Thoeny, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: 1-9-18

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE