Return to Bridgehouse Title

(1)

This instrument prepared by and after recording, return to:
Harpeth Escrow, LLC
C/O R. Patrick Parker, Esq.
1517 Hunt Club Blvd.
Gallatin, Tennessee 37066

BILL GARRETT, Davidson County
Trans: T20160015156 DEEDWARRSP
Recvd: 02/24/16 11:21 3 pgs
Fees: 18.00 Taxes: 4625.00
20160224-0017553

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Kevin McGinn	(NAME) New owner	09611021800
(STREET ADDRESS) 6025 Jocelyn Hollow Road	(STREET ADDRESS)	
(CITY) *(STATE)* *(ZIP)* Nashville TN 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Terra Nova Holdings, LLC,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Kevin McGinn,** Grantee herein, its successors, heirs and assigns, certain real estate in Sumner County, Tennessee, as follows:

A tract or parcel of land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, Inc., dated May 28, 1964, revised December 17, 1964, January 15, 1965 and August 30, 1966, and updated October 8, 1982, as follows:

Beginning at an iron pin on the Westerly margin of Hickory Hill Court (a 50 foot road) and the Southerly margin of a T.V.A. easement, and beginning 301.01 feet Southerly from the centerline of Stewart's Ferry Pike and proceeding as follows:

1. In a Southerly direction with a 368.5 foot radius curve to the left a distance of 149.4 feet to an iron pin; thence,

2. South 21 degrees 28' East, a distance of 135.72 feet to an iron pin; thence,

3. With a 100 foot radius curve to the right, a distance of 58.6 feet to an iron pin; thence,

4. With a 50 foot radius curve to the left, a distance of 81.64 feet to a concrete monument; thence,

5. South 21 degrees 28' East, a distance of 64.2 feet to a concrete monument; thence,

6. South 79 degrees 03' West, a distance of 212.4 feet to a concrete monument; thence,

7. South 81 degrees 00' West, a distance of 250.11 feet to an iron pin in a fence; thence,

8. With a fence North 6 degrees 22' 30" East, a distance of 121.9' to an iron pin in a fence, thence,

9. Continuing with said fence North 4 degrees 10' 30" East, a distance of 454.4 feet to an iron pin in a fence and on the Southerly margin of a T.V.A. easement; thence,

10. South 80 degrees 23' East, a distance of 267.7 feet to the point of beginning.

Being the same property conveyed to Terra Nova Holdings, LLC, a Tennessee limited liability company by Special Warranty Deed from Keith B. Davis, recorded on the 2nd day of August, 2007 in Instrument No. 20070802-0092191, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $1,250,000.00.

Subscribed and sworn to before me this the 19th day of February, 2016.

Affiant

My commission expires: 3-10-19

Notary Public

SUSAN B. HUTCHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property known as 110 Hickory Hill Court, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever 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 our hand this 19th day of February, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Terra Nova Holdings, LLC, Grantor

BY: Terra Nova Holdings, LLC

By: Andrew Gnyp
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Andrew Gnyp, who acknowledged himself to be the Chief Manager of Terra Nova Holdings, LLC, the within named Grantor(s), and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Grantor for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February 2016.

SUSAN B. HUTCHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-10-19

ENCUMBRANCES

1. 2016 and subsequent years real property taxes, a lien, but not yet due and payable.
2. Easement for Drainage and Sewer referenced in Deed record in Book 8714, page 216.
3. Sewer Service Agreement of record in Book 4058, page 963.
4. Easement for Transmission Line of record in Book 1303, page 21.
5. Easement for Right of Entry Agreement granted to USC Cable dba Viacom Cable, recorded in Book 9921, page 605.
6. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6396, page 323.