Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160015642 DEEDWARR
Recvd: 02/25/16 13:22 2 pgs
Fees: 13.00 Taxes: 1110.00
20160225-0018115

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to me on February 24, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29175SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
L & H Building Group, LLC 2606 Vaulx Lane Nashville, TN 37204	SAME	103-4-267-

FOR AND IN CONSIDERATION 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, Kevin McGinn, married and Tim Wilson, unmarried, join tenants with right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto L & H Building Group, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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

Being the same property conveyed to Kevin McGinn, married and Tim Wilson, unmarried, as joint tenants with the right of survivorship, by Warranty Deed from Chris Thoeny, a married man, of record as Instrument No. 20160217-0014850, Register's Office for Davidson County, Tennessee.

Subject property is not now nor has it ever been the primary residence of the Grantors herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 4106 Idaho Avenue, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their 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.

WITNESS my/our hand(s) this 24th day of February, 2016.

Kevin McGinn

Tim Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 24, 2016, before me personally appeared Kevin McGinn and Tim Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on February 24, 2016.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

My Commission Expires: