NEW OWNER:

Joel R. McGinnis
2304 Elliott Avenue, Unit 104
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0264

Map 105 Group 14-0-B Parcel 004.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160029339 DEEDWARR
Recvd: 04/11/16 14:45 3 pgs
Fees:18.00 Taxes:684.50
20160411-0034597

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Five Thousand and 00/100 Dollars ($185,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANDREW HEIMAN, A MARRIED MAN, AND TYLER WINSTON, A SINGLE MAN**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOEL R. MCGINNIS, AN UNMARRIED MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of Elliott Avenue Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20050726-0087034, amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

BEING the same property conveyed to Andrew Heiman, a single man and Tyler Winston, a single man, by Warranty Deed from Grace E. Putnam, unmarried, dated April 15, 2013, and of record Instrument No. 20130429-0041965, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2304 Elliott Avenue, Unit 104, Nashville, Tennessee 37204.

The subject property has not been the residence of the grantor(s), their spouse or issue.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 6th day of **April, 2016**.

ANDREW HEIMAN

TYLER WINSTON

By: _____, attorney in fact
Andrew Heiman, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Inst No. 20160411-0034596, RODC.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANDREW HEIMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of **April, 2016**.

NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, ANDREW HEIMAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, TYLER WINSTON, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of **April, 2016**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $ **185,000.00** .

AFFIANT

Sworn to and subscribed to before me this 6 day of **April, 2016**.

NOTARY PUBLIC

My commission expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY