P16-7508-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00. Meredith Maley Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2016 Notary Public MY COMMISSION EXPIRES: 8-23-16 (AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan McNichols		
2201 8TH AVE. SOUTH, APT. 406	New Owner	105-07-0-273.00 & 105-07-0-272.00
NASHVILLE, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charlie B. McGaw, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan McNichols, an unmarried person and Bonnie Teal Kearns, an unmarried person, as joint tenants with right of survivorship**

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:

Tract I
Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Hamilton's Subdivision of Lot No. 2 of the John Rains Lands of record in Minute Book No. 1, Page 97, of the County Court for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the westerly side of Rains Avenue, and runs back between parallel lines, and with the southerly margin of Hamilton Avenue, 150 feet to a dead line.

Being the same property conveyed to Charlie B. McGaw and wife, Thelma R. McGaw by Warranty deed from Janie F. Batie of record in Book 5225, page 340, Register's Office for Davidson County, Tennessee, dated November 17, 1977 and recorded on November 22, 1977. The said Thelma R. McGaw having since died leaving Charlie B. McGaw surviving tenant by the entirety.

Tract 2
Land in Davidson County, Tennessee, Hamilton Avenue, .06 acres. Field Book Number 06DA 19930.

Being the same property conveyed to Charlie B. McGraw by Warranty Deed from Shirley A. Redmond of record in Instrument No. 20010226-0017490 Register's Office for Davidson County, Tennessee, recorded on 02/26/2001.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **127 Rains Avenue, Nashville, TN 37203-5326.**

BILL GARRETT, Davidson County
Trans:T20160047663 DEEDWARR
Recvd: 06/06/16 15:27 2 pgs
Fees:13.00 Taxes:1165.50
20160606-0056987

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 hand this the 1st day of June, 2016.

Charlie B McGaw

Charlie B. McGaw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlie B. McGaw** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of June, 2016.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY