(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 06288-32021

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160055900 DEEDWARR
Recvd: 06/30/16 11:24 2 pgs
Fees: 13.00 Taxes: 658.60
20160630-0067101

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ginger Kirchmyer		135 12 0E 300.00
(NAME) 2616 Nashboro Blvd	(NAME) New Owner	
(ADDRESS) Nashville TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Eight Thousand And No/100 Dollars ($178,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eddie McKinnie, unmarried, and Chad Holder, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ginger Kirchmyer, a single woman**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 300, on the plan of Nashboro Village at Fairway Pointe, Tract 21, as the same appears of record in Plat Book 4660, Page 159 and as shown on amendment to restrictions recorded at Instrument No. 200502220018814, Register's office for Davidson County, Tennessee to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Tia S. Mitchner, a single woman by Warranty Deed from Craig E. Carney, a married man and Erin M. Carney, his wife dated August 3, 2012 and recorded August 14, 2012 as Instrument No. 201208140072636, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eddie McKinnie, a single man by Warranty Deed from Tia S. Mitchner, now known as Tia Lucas, Married dated October 31, 2014 and recorded November 4, 2014 as Instrument No. 201411040101552, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eddie McKinnie, an unmarried man and Chad Holder, single, as joint tenants with rights of survivorship by Quit Claim Deed from Eddie McKinnie, an unmarried

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man dated January 28, 2015 and recorded February 6, 2015 as Instrument No. 201502060011202, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2616 Nashboro Blvd, Nashville, TN 37217

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, has 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 our hands this 24th day of June, 2016.

Eddie McKinnie

Chad Holder

STATE OF TENNESSEE

COUNTY OF DAVIDSON

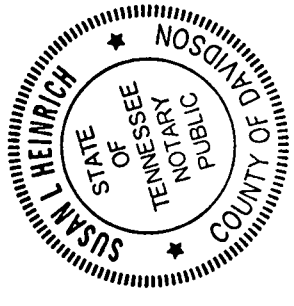
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Eddie McKinnie and Chad Holder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2016.

Notary Public

My Commission Expires: 4/16/18

(SEAL)



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