B04 36

BILL GARRETT, Davidson County
Trans:T20160056980 DEEDWARR
Recvd: 07/05/16 13:20 3 pgs
Fees:18.00 Taxes:3441.00
20160705-0068497

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $930,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2016. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2019

Address New Owner As Follows:
Paul and Jennifer McGinn
6104 Jocelyn Hollow Road
Nashville, TN 37205

Send Tax Bills To:
SAME

Map/Parcel Number:
115-13-0-097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN E. HORN and wife, ANN T. HORN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAUL MCGINN and JENNIFER MCGINN, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.2, as shown on the map entitled West Meade Farms, Inc., Section "A", of record in Plat Book 1424, page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen E. Horn and wife, Ann T. Horn, by deed from Donald F. Phillips, Trustee, Donald F. Phillips, individually, Donald F. Phillips, Jr., individually, Louise Byrd Phillips, individually and Leila Phillips Oakley, individually, of record in Book 7297, page 353, dated July 13, 1987, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1424, page 143, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6104 Jocelyn Hollow Road, Nashville, TN 37205.**

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 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 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 person whomsoever.

WITNESS my hand this 1st day of July, 2016.

Stephen E. Horn

Ann T. Horn

BY: Stephen E. Horn

Stephen E. Horn, Attorney-In-Fact, pursuant to Power of Attorney of record in Inst. No. 20160705-0068496, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen E. Horn, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 2016

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Stephen E. Horn, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Ann T. Horn and who acknowledged that he executed the same as the free act and deed of Ann T. Horn.

WITNESS my hand, at office, this 1st day of July, 2016.

(Seal)

Notary Public

My Commission Expires:

