WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061076 DEEDWARR
Recvd: 07/15/16 15:58 2 pgs
Fees:13.00 Taxes:4625.00
20160715-0073150

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,250,000.00.

Affiant

Subscribed and sworn to me on July 15, 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 #29456SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stephen E. Horn and Ann T. Horn 205 West Meade Drive Nashville, TN 37205	SAME AS NEW OWNERS	115-16-0-096.00

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, a married man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Stephen E. Horn and Ann T. Horn, husband and wife, 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(s) 1 , as shown on the map entitled Bugel's 3 Lot Subdivision, Resubdivision of Bransford Realty Company's part of Lot 10 West Meade Subdivision, of record in Instrument No. 20140602-0047408, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to KEVIN MCGINN, by deed from PETER BUGEL, ANNE HARRIETTE BUGEL AND SUSAN BUGEL INCENDIO, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF ALICE HUFFMAN BUGEL, DECEASED, of record in Instrument No. 20131205-0123945, dated November 20, 2013, said Register's Office.

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

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

1. 2016 Davidson County 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).
2. Matters shown on the Plan of record in Instrument No. 20140602-0047408, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Instrument No. 20120914-0083688, said Register's Office.

This property is also known as improved property located at 205 West Meade Drive, 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 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 15th day of July, 2016.

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Kevin McGinn 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 he executed the same as his free act and deed.

Witness my hand and official seal on July 15, 2016.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-10-2017