WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Y-VRES-16-308-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Kenneth McGee and Sara McGee	**BancorpSouth Bank**	
(NAME)	(NAME)	**082-16-0-312.00**
308 S 7th St	**5217 Maryland Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-4137	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN C. ENGLISH, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL KENNETH MCGEE AND SARA MCGEE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots 16 and 17 on the Plan of J. S. Williams Addition Edgefield of record in Plat Book 21, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
described as follows:

Beginning at a point in the Westerly margin of South 7th Street 79.5 feet; more or less, Northwardly from the Northerly margin of Boscobel Street; thence with the Westerly margin of South 7th Street; Northerly 95.5 feet to the Southerly margin of an alley; thence Westwardly with the Southerly margin of said alley 100 feet, more or less, to the common corner of Lots 17 and 18; thence with the line between said two lots Southwardly 95.5 feet, more or less, to a point 79.5 feet, more or less, from the Northerly margin of Boscobel Street; thence Eastwardly and parallel to said Boscobel street, 100 feet, more or less to the point of beginning.

Being the same property conveyed to Susan C. English, an unmarried woman by Warranty deed from Nathan D. Herweyer and Erin E. Taack, husband and wife of record in Instrument No. 20110428-0032666 Register's Office for Davidson County, Tennessee, dated April 26, 2011 and recorded on April 28, 2011.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **308 S 7th St, Nashville, Tennessee 37206-4137**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20160077196 DEEDWARR
Recvd: 09/02/16 11:15 2 pgs
Fees: 13.00 Taxes: 1480.00
20160902-0092551

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2016.

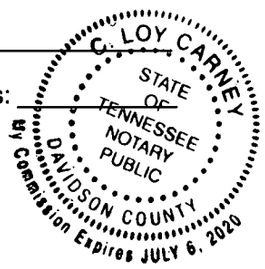
Susan C. English

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN C. ENGLISH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2016.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212