BILL GARRETT, Davidson County
Trans:T20160082907 DEEDWARR
Recvd: 09/21/16 12:18 2 pgs
Fees:13.00 Taxes:1480.00
20160921-0099451

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160800416

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
19th day of September, 2016

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre A. Yovanovitch	**Integrity First Financial Group**	**062-09-0-037.00**
413 Lakehurst Drive	**6333 Greenwich Dr., Suite 280**	
Nashville, TN 37206	**San Diego, CA 92122**	

FOR AND IN 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,

Robert D. McGill and wife, Janet L. McGill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andre A. Yovanovitch, A Single Man

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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Riverwood Subdivision, a subdivision of the East part of Lot No. 4 in the Division of the William Williams Lands on the Gallatin Turnpike, as of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, to which reference is here made.

Said Lot No. 5 fronts 100 feet on the easterly side of a 30-foot avenue and runs back between parallel lines 297 feet on the south line and 301 feet on the north line to Cumberland River and shows 100 feet on said river.

BEING the same property conveyed to Robert D. McGill and wife, Janet L. McGill, by Warranty Deed from William W. Thompson and Nancy C. Honig, dated 2/9/98 and recorded 3/2/98 in Book 10817, Page 428, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **3732 Cedarwood Drive, Nashville, TN 37216**
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 our hands this 19th day of September, 2016.

Robert D. McGill

Janet L. McGill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2016.

Commission Expires:_____

Notary Public

