17-03-002

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/17 11:52 3 pgs
Fees:18.00 Taxes:4662.00
20170310-0023883

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,260,000.00.

Affiant

Subscribed and sworn to me on March 10, 2017.

NOTARY PUBLIC

My Commission Expires: 7/2/18

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30211SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrea Renee Kirshner Non-Except Dynasty Trust dated December 24, 2014 by Meryl Kirshner Kraft 201 W. Meade Drive Nashville, TN 37025	SAME AS NEW OWNER	129-04-0-101.00

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, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MERYL KIRSHNER KRAFT, as Trustee of the ANDREA RENEE KIRSHNER NON-EXEMPT TRUST created under the Kirshner Family Irrevocable Dynasty Trust Agreement, dated December 24, 2014**, 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 No. 2 on the Plan of Bugel's 3 Lot Subdivision, a Resubdivision of Bransford Realty Company's part of Lot 10, West Meade Subdivision, of record in Plat at Instrument No. 20140602-0047408, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kevin McGinn by Warranty 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, Register's Office for Davidson County, Tennessee, dated November 20, 2013 and recorded on December 05, 2013.

Subject property is 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. 2017Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20140602-0047408, Register's Office of Davidson County, Tennessee.

This property is also known as improved property located at 201 W Meade Drive, Nashville, TN 37205 (F/K/A 200 Harverford Avenue, 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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, and has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 10th day of March, 2017.

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 (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 10, 2017.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public