WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-28-19

(AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT-60283

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin H McKay		11801027800
(NAME)	(NAME)	
924 Gilmore Ave.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Marshall Hall, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin H McKay and wife, Laura L McKay, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY 41 FEET OF LOT NO. 41 ON THE MONTROSE PLACE, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT NO. 41 FRONTS 41 FEET ON THE NORTHERLY SIDE OF GILMORE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARSHALL HALL BY WARRANTY DEED FROM ELLA MARY WEBSTER, UNMARRIED, JEFFREY E. WEBSTER, UNMARRIED, AND CHARLES D. WEBSTER, UNMARRIED, DATED JUNE 19, 2015, OF RECORD IN INSTRUMENT NO. 20150619-0059001, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This os not the primary residence nor has it ever been of Marshall Hall.

THIS IS IMPROVED PROPERTY KNOWN AS 924 GILMORE AVE., NASHVILLE, TENNESSEE 37204.

BILL GARRETT, Davidson County
Trans:T20170037250 DEEDWARR
Recvd: 05/03/17 10:20 2 pgs
Fees:13.00 Taxes:4255.00
20170503-0043448

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:		924 Gilmore Ave. Nashville TN 37204				
Improved	property, known as	(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 04/28/17.

Marshall Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Marshall Hall with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 04/28/17.

Notary Public

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

My Commission Expires: _____