Bk 36 (2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170046507 DEEDWARR
Recvd: 06/01/17 13:54 4 pgs
Fees: 23.00 Taxes: 1085.95
20170601-0054576

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $293,500.00.

Affiant

Subscribed and sworn to me on May 31, 2017.

NOTARY PUBLIC

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30425SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
KEVIN MCGINN 306 42nd Avenue, North Nashville, TN 37209	SAME AS NEW OWNER	-091-15-0-086.00

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, Carl W. Bates and June E. Rowell individually and as Co-Executors of the estate of Mai Bell White and Glenda F. Hinde and Ronald L. White, James R. White, Edward Wayne Bates, Kimberly Bates Johnson, Heirs at Law of Mai Bell White, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto KEVIN MCGINN, 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 Map of the Resubdivision of Lots 1 to 4, inclusive of the Subdivision of Lot Nos. 21 and 22 of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of the Charlotte Park Company's First Addition, of record in Book 1130, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 1 fronts 60 feet on the westerly side of 53rd Avenue North and extends back 144.6 feet on the northerly line and 143.3 feet on the southerly line to the easterly right-of-way line of the N.C. and St. L. Railroad right-of-way (abandoned), measuring 60.2 feet thereon.

Being the same property conveyed to WILLIE LEE WHITE, JR. AND WIFE, CLARA MARLENE WHITE, by deed from CARL REESE MCADAMS AND WIFE, VELMA HOLMES MCADAMS, of record in Book 2638, page 96 , dated January 29, 1957, said Register's Office. Being further conveyed to WILLIE LEE WHITE, JR., by Decree of Absolute Divorce from CLARA MARLENE WHITE, of record in Book 9724, page 995, dated May 21, 1995, said Register's Office. Being further conveyed to WILLIE LEE WHITE, JR. AND WIFE, MAI BELL WHITE, by Quitclaim Deed from WILLIE LEE WHITE, JR., of record in Book 9877, page 765, dated December 4, 1995, said Register's Office. The said Willie Lee White, Jr. having since died on December 18, 2009 leaving Mai Bell White the surviving tenant by the entirety. The said Mae Bell White having

since died testate on January 16, 2017 pursuant to will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 17P-177, subject property devised to Carl W. Bates, June E. Rowell, Glenda F. Hinde, Ronald L. White and James R. White. James E. Bates, having since died May 21, 2016, his interest having passed pursuant to the Will to his lineage descendants, being Edward Wayne Bates and Kimberly Bates Johnson, as shown on the affidavit of heirship of record as Instrument 20170601-0054575, Register's Office for Davidson County, Tennessee.

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

1. 2017 Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Sanitary Sewer Easement of record in Book 1809, page 498, said Register's Office.

This property is also known as improved property located at 221 53rd Avenue North, Nashville, TN 37209.

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 31st day of May, 2017.

Carl W. Bates

Carl W. Bates, Individually and as Co-Executor

June E. Rowell

June E. Rowell, Individually and as Co-Executor

Glenda F. Hinde

Glenda F. Hinde

Ronald L. White

Ronald L. White

James R. White

James R. White

Edward Wayne Bates

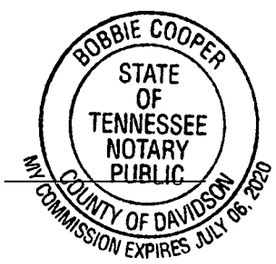
Edward Wayne Bates

Kimberly Bates Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Carl W. Bates 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 May 31, 2017.

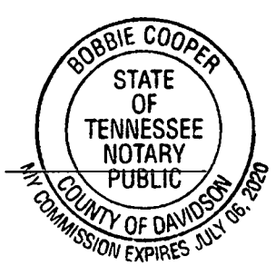
My Commission Expires: 

NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared June E. Rowell 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 May 31, 2017.

My Commission Expires: 

NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Glenda F. Hinde 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 May 22, 2017.

NOTARY PUBLIC



My Commission Expires: _____

STATE OF Delaware **, COUNTY OF** New Castle

Before me personally appeared Ronald W. White 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 May 4th, 2017.

NOTARY PUBLIC

JERRI ANN THARP
NOTARY PUBLIC
STATE OF DELAWARE
MY COMMISSION EXPIRES JAN. 6, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared James R. White 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 May 19, 2017.

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

NOTARY PUBLIC

My Commission Expires: 9.12.17

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Edward Wayne Bates 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 May 12, 2017.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA, COUNTY OF Spalding

Before me personally appeared Kimberly Bates Johnson 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 May 10th, 2017.

NOTARY PUBLIC

My Commission Expires: 09/02/2019