WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050281 DEEDWARR
Recvd: 06/13/17 09:45 2 pgs
Fees:13.00 Taxes:3607.50
20170613-0059079

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $975,000.00.

Affiant

Subscribed and sworn to me on June 7th, 2017.

NOTARY PUBLIC

My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30567SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tracy Jobin McGrane Stuart McGrane 6200 Hickory Valley Road Nashville, TN 37205	New Owner	115-04-0-091.00

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, Leslie McGinn and George McGinn, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Tracy Jobin McGrane & Stuart McGrane, wife and husband, 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. 154 on the Plan of Hillwood Estates, Section 8, of record in Book 2133, Page 123, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed by Quitclaim Deed from George McGinn to Leslie McGinn, as recorded on the 12th day of June, 2008 in Instrument No. 20080612-0060650 and Warranty Deed from Marc J. Lacrampe and wife, Donita M. Lacrampe to George McGinn and wife, Leslie McGinn, as recorded on the 8th day of June, 2000 in Instrument No. 200006080057254, in the Register's Office of 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).

This property is also known as improved property located at 6200 HICKORY VALLEY ROAD, 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

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 7 day of June, 2017.

Leslie McGinn

George McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Leslie McGinn and George 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 June 7, 2017.

NOTARY PUBLIC

My Commission Expires: _____

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