Davidson County DEEDWARR
Recvd: 06/20/17 16:11 3 pgs
Fees:18.00 Taxes:1501.83
20170620-0062150

Send Tax Statements To:
New Owner

Name and Address of New Owner:

Katherine L. McGee
1514 B Corder Dr
Nashville, TN 37206

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map & Parcel:
72-16-O-2.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CONSTRUCT-ALL USA, INC., A TENNESSEE CORPORATION,** has this day bargained and sold and does hereby transfer and convey unto

KATHERINE L. MCGEE, UNMARRIED WOMAN, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit B, on the Plan of Artisan Corder, a Horizontal Property Property Regime with Private Elements, as established by and shown as Exhibit "B", on the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20150608-0053232, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Jason Baxter by Deed from Jeremy Franklin, dated January 12, 2016, of record in Instrument No. 20160120-0005867, of the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Construct-All USA, Inc., a Tennessee Corporation, by Quitclaim Deed from Jason Baxter, dated February 11th, 2016, appearing of record in Instrument No. 20160216-0014065, of the Register's Office of Davidson County, Tennessee.
>
> THIS conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KATHERINE L. MCGEE, UNMARRIED WOMAN,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-

encumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument 20th day of June, 2017.

CONSTRUCT-ALL USA, INC.
A Tennessee Corporation

BY: _____
Jason Baxter, President/Owner

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jason Baxter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President/Owner** of **Construct-All USA, Inc. a Tennessee Corporation,** the bargainor, and that he as such **President/Owner**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **President/Owner**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 20th day of June, 2018.

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 1/24/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN to and subscribed before me,
this 20th day of June, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 5/17/21

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TRUE COPY CERTIFICATION

I, Cheri Bayer, 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.

Cheri Bayer

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Cheri Bayer, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gail Hudson

My commission expires:

Notary Seal:

