WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/17 10:26 2 pgs
Fees:13.00 Taxes:555.00
20170905-0090826

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 29 day of August, 2017.

Notary Public
My Commission expires: 1/18/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Yolanda McGee	SAME	081-11-0-401.00
4226 Maxwell Drive		
Mason, OH 45040		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael C. Tinsley, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Yolanda McGee, unmarried,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 269, D.T. McGavock and Others Addition, 1535 North 14th Avenue, Nashville, Tn 37208, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 269 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Michael Tinsley and Mickey Tinsley by deed from Wachovia Bank, N.A. (formerly known as First Union National Bank) as Trustee for Long beach Mortgage Loan 2001-4, on July 1, 2003 of record in Instrument Number 20030703-0092318, Register's Office for Davidson County, Tennessee. And further conveyed to Michael C. Tinsley, unmarried by Quuitclaim Deed from Mickey M. Tinsley on April 30, 2015 of record in Instrument Number 20150605-0052995, said Register's Office..

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **1535 14th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this August 24, 2017.

Michael C. Tinsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael C. Tinsley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.