WARRANTY DEED

Bill Garrett Davidson County
Batch# 19366 DEEDWARR
10/30/2017 01:44:09 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20171030-0111010

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Cecilia Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. MY COMMISSION EXPIRES DEC 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Lauderback, II and Tina Lynn Lauderback	New Owner	
(NAME)	(NAME)	
704 Lauderback Ridge		9-12-176
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEVIN MCGINN, MARRIED AND TIM WILSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE LAUDERBACK, II AND TINA LYNN LAUDERBACK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 201, as shown on the map entitled the Plan of Charlotte Park, Section II, of record in Plat Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anita C. Boyd by Personal Represenative's Quitclaim Deed from Anita C. Boyd, Personal Represenative of the Estate of Arnold J. Evans dated April 7, 2005 of record in Instrument No. 20050413-0041046, said Register's office.

Being the same property conveyed to Kevin McGinn and Tim Wilson by Warranty Deed from Anita C. Boyd dated September 11, 2017 of record in Instrument No. 20170912-0093343, said Register's Office.

This was never the principal place of residence for Kevin McGinn.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is unimproved / improved x property, known as 609 Freedom Ct., Nashville, TN 37209
(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 my hand this 27th day of October, 2017

KEVIN MCGINN

TIM WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin McGinn and Tim Wilson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2017.

Commission expires: 07/06/2020

Notary Public

LYNN C. ISOM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY