RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810065

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-1819

WARRANTY DEED

Bill Garrett Davidson County
Batch# 66507 **DEEDWARR**
03/08/2018 10:20:59 AM 2 pgs
Fees: $13.00 Taxes: $1,102.23

20180308-0021856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alex McGinnis, Keith McGinnis and Kimberly McGinnis 1819 14th Avenue N. Nashville, TN 37208	new owner	081-07-0-303.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Seven Thousand Nine Hundred and 00/100 Dollars ($297,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANTHONY R. PHILLIPS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALEX MCGINNIS, AN UNMARRIED MAN, AND KEITH MCGINNIS AND KIMBERLY MCGINNIS, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being the South 37 1/2 feet of Lot No. 18 of the W. S. Settle Subdivision of Lot No. 7 of the Woodard Plat of Lots, as of record in Book 57, page 132, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Anthony R. Phillips, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-4 by JP Morgan Chase Bank, NA, its attorney in fact, dated 5/19/2009, recorded 6/5/2009, of record in Instrument No. 20090605-0052281, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1819 14th Avenue N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of March, 2018.

ANTHONY R. PHILLIPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Anthony R. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of March, 2018.

Notary Public

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021