Book 36

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146457 DEEDWARR
09/28/2018 01:52:54 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180928-0096425

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00.

Affiant

Subscribed and sworn to me on September 28, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31858

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin McGinn 306 42nd Ave North Nashville, TN 37209	SAME AS NEW OWNER	-115-16-0-087.00

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, Mary G. Cherry and husband, Elvis H. Cherry, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kevin McGinn, 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. 22 on the Plan of West Meade Farms, Section 3 of record in Book 1835, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 171.6 feet on the southerly side of Haverford Drive and runs back 164.8 feet on the Westerly line and 198.2 feet on the Easterly line, to a dead line in the rear, measuring 156.8 feet thereon.

Being the same property conveyed to Robert R. Gibson and wife, Evelyn Vinson Gibson by Warranty Deed from Neil H. Barker and wife, Dorothy H. Barker of record in Book 2017, Page 61, Register's Office for Davidson County, Tennessee, dated August 09, 1951 and recorded on August 18, 1951. Robert R. Gibson passed away December 17, 1985, leaving Evelyn Vinson Gibson, sole surviving tenant by the entirety.

Being the same property conveyed to Evelyn Vinson Gibson, reserving a Life Estate and Mary G. Cherry and husband, Elvis H. Cherry by Warranty Deed from Evelyn Vinson Gibson of record in Book 11156, Page 492, Register's Office for Davidson County, Tennessee, dated October 09, 1998 and recorded on October 15, 1998. The said Evelyn Vinson Gibson having since died and property now vested to Mary G. Cherry and husband Elvis H. Cherry.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Book 1835, Page 4, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 155 Haverford Drive, 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 28th day of September, 2018.

Mary G. Cherry

Mary G. Cherry

Elvis H. Cherry

Elvis H. Cherry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 28, 2018, before me personally appeared Mary G. Cherry and Elvis H. Cherry to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 28, 2018.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

