BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 173113 **DEEDWARR**
12/12/2018 10:45:47 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20181212-0120924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

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
Matthew C. Denney and Spenser Lane Denney	Better Mortgage Corporation	
(NAME)	(NAME)	
6208 Robin Hill Road	459 Broadway, Floor 5	115-16-0-008.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	New York, NY 10013	
(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, **NICHOLAS P. MCGINN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENSER LANE DENNEY AND MATTHEW C. DENNEY, 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 the West part of Lot No. 106 and the Northeasterly triangular part of Lot No. 107 on the plan of West Meade Farms, Inc. Section "E", of record in Book 1835, Page 70, Register's Office for said County, and described according to a copy of a survey made by William Collier Parrish, Civil Engineers, March 26, 1958, as follows:

Said part of Lot No. 106 is described as beginning at a point in the North margin of Robin Hill Road at the common corner of Lots 106 and 107 at an iron pin; thence with the margin of said road, Easterly 145 feet to an iron pin at the common corner of Lots 105 and 106; thence leaving Robin Hill Road, North 24 deg. 40 min. West 259 feet to an iron pin in a rock; thence North 10 deg. 13 min. West 94 feet to an iron pin in the North line of Lot No. 106, which is 23 feet West from the corner of Lots 105 and 106; thence along the North line of Lot No. 106, South 72 deg. 45 min. West 122 feet to the corner of Lots No. 106 and 107; thence with the line between said Lots South 17 deg. 08 min. East 350 feet to the point of beginning and said part of Lot No. 107 is described as follows:

Beginning at an iron pin in the North margin of Robin Hill Road at the corner of Lots No. 106 and 107; thence North 20 deg 51 min. West 350.6 feet to an iron pin in the rear line of Lot No. 107; thence along said line, North 72 deg. 45 min. East 23 feet to the common corner of Lot No. 106 and 107; thence with the line between said Lots, South 17 deg. 08 min. East 350 feet to the point of beginning.

This was never the marital residence for the Grantor.

Being the same property conveyed to Nicholas P. McGinn by Warranty Deed from Rondol P. Cartwright and wife, Carol B. Cartwright, recorded on the 2nd day of November, 2006 in Instrument No. 20061102-0136454, in the Register's Office of Davidson County, Tennessee.

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

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.

unimproved _
This is improved x property, known as 6208 Robin Hill Road, Nashville, TN 37205
(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 11th day of December, 2018

NICHOLAS P. MCGINN

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 Nicholas P. McGinn, the bargainor, 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 official seal at Nashville, Tennessee this 11th day of December, 2018.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public