WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 920,000.00.

MSpitznagl
Affiant

Subscribed and sworn to me on April 3, 2020.

J Anderson
NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 385848 DEEDWARR
04/15/2020 09:52:32 AM 2 pgs
Fees: $13.00 Taxes: $3,404.00
20200415-0039277

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33265

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Janel Beckley Craig Israel 221 53rd Avenue, North Nashville, TN 37209	NEW OWNER	091-15-086

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, Kevin McGinn, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Janel Beckley and Craig Israel, both unmarried person, tenants in common with right of survivorship, 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(s) 1, as shown on the map entitled Map of the Resubdivision of Lots 1 to 4, inclusive of the Subdivision of Lot Nos. 21 and 22 of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of the Charlotte Park Company's First Addition, of record in Book 1130, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 1 fronts 60 feet on the westerly side of 53rd Avenue North and extends back 144.6 feet on the northerly line and 143.3 feet on the southerly line to the easterly right-of-way line of the N.C. and St. L. Railroad right-of-way (abandoned), measuring 60.2 feet thereon.

Being the same property conveyed to Kevin McGinn by Warranty Deed from Carl W. Bates and June E. Rowell, individually and as Co-Executors of the Estate of Mai Bell White, and Glenda F. Hinde, Ronald L. White, James R. White, Edward Wayne Bates, and Kimberly Bates Johnson, heirs at law of Mai Bell White, of record as Instrument No. 20170601-0054576 in the Register's Office for Davidson County, Tennessee.

Subject property has not now nor has it ever been the primary residence of the Grantor herein.

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

2. Sanitary Sewer Easement of record in Book 1809, page 498, said Register's Office.

This property is also known as improved property located at 221 53rd Avenue N, Nashville, TN 37209.

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 3rd day of April 2020.

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 3, 2020, before me personally appeared Kevin McGinn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 3, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

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