WARRANTY DEED

Karen Johnson Davidson County
Batch# 489919 DEEDWARR
10/06/2020 10:56:22 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20201006-0115595

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,750,000.00.

Affiant

Subscribed and sworn to me on September 30, 2020.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 17, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33857

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Milton Stephen McGee III Jennifer Miller McGee 2904 Tyne Boulevard Nashville, TN 37215	New Owner	130-15-0-032.00-

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, Oran S. Aaronson and Sara C. Aaronson, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Milton Stephen McGee, III and Jennifer Miller McGee, husband and wife, 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 part of Lot No. 32 and all of Lot No. 33 of Block "A" on an unrecorded subdivision of Tyne Meade, Section No. 2, described together according to a survey made by T.R. Sanford, Surveyor, February 3, I950, as follows:

Beginning on the northerly margin of Tyne Road or Boulevard, at the southwest corner of the property conveyed to John S. Wade, Jr. by deed from Nashville Trust Company, Administrator, of record in Book 1286, page 693, Register's Office for said County, being the corner of Lots Nos. 33 and 34; thence with the line between said two lots, northeastwardly 314.6 feet to a point in the southern line of Lot No. 1 of Block "D" on the map of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, said Register's Office; thence with said line, northwestwardly 120 feet to the southeast corner of Lot No. 31 on said unrecorded subdivision; thence with the line between Lots Nos. 31 and 32, westwardly 48 feet to the northeast corner of the property conveyed to John J. Brady and wife, by deed from John F. House and wife, of record in Book 1732, page 153, said Register's Office; thence with Brady's easterly line, southwestwardly 158 feet to a point in the line between Lots Nos. 32 and 33; thence with the line between said two lots, southwestwardly 140 feet to the northerly margin of said Tyne Road or Boulevard; thence with same, southeastwardly 140 feet to the beginning.

Being the same property conveyed to Oran S. Aaronson and Sara C. Aaronson, husband and wife, by Warranty Deed from Leslie Crofford, an unmarried woman, of record as Instrument No. 20200707-0073112 in the Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded July 7, 2020.

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

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easement for public utilities and 100 foot building setback line as shown on survey of T.R. Sanford, Surveyor, as disclosed by the Instrument of record in Book 1812, page 83, said Register's Office.
3. Any applicable Restrictive Covenants, contained in deed from Nashville Trust Company, Administrator, to Betty Britt Kerrington, dated July 26, 1945, filed July 31, 1945 and record in Book 1285, page 545, said Register's Office.

This property is also known as improved property located at 2904 Tyne Boulevard, Nashville, TN 37215.

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 30 day of September, 2020.

Oran S. Aaronson

Sara C. Aaronson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 30, 2020, before me personally appeared Oran S. Aaronson and Sara C. Aaronson 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 30, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/24

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