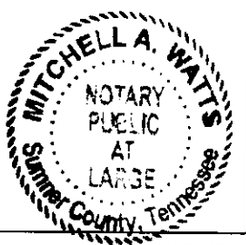
Davidson County DEEDWARR
Recvd: 03/15/05 10:03 2 pg
Fees:13.00 Taxes:518.00

20050315-0028290



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Georg Bernhard Mehlem	Georg Bernhard Mehlem	150-10-0
3012 Stone Bridge Road	3012 Stone Bridge Road	GROUP
Antioch, Tennessee 37023	Antioch, Tennessee 37013	PARCEL 251.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Forty Thousand Dollars and Zero Cents ($140,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gary Todd McGuire, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Georg Bernhard Mehlem and wife, Martha Eugenia Mehlem, 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.

BEING Lot No. 1 on the Plan of the 1st Revision to Stonebridge as of record in Plat Book 9700, page 244, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Gary McGuire, an unmarried person, by deed dated may 27, 1997, from landmark Homes of Tennessee, Inc., of record in Book 10486, page 910, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Gary Todd McGuire by Quitclaim Deed dated June 13, 2001, from Kara Renee McGuire of record as Instrument No. 20010712-0074545 said Register's Office; the said Gary McGuire and Gary Todd McGuire being one and the same person.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

unimproved ☐

This is improved ☒ property known as 3012 Stone Bridge Road, Antioch, TN 37013

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself my 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 10th day of March, 2005.

Gary Todd McGuire

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Gary Todd McGuire, 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 10th day of March, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee