Box 14A

20562-3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-19-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/20/07 08:21 3 pgs
Fees:18.00 Taxes:1609.50

20070620-0073458

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1073

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Patrick McGuigan	New Owner	131-02-0 194.00
(NAME)	(NAME)	
4201 Hood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, The Estate of Mary Margaret R. Deckbar, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Patrick McGuigan and wife, Kacee C. McGuigan, 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4201 Hood Avenue, Nashville, TN 37215

(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 our hands this 15th day of June, 2007.

The Estate of Mary Margaret R. Deckbar

By

Daniel C. Deckbar, Executor of The Estate of Mary Margaret R. Deckbar

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 2 of Block 4 on the Plan of Overton Hills, as of record in Book 843, Page 66, Register's Office for said County, described as follows:

Beginning at a point on the westerly side of Hood Avenue at the corner of lots Nos. 1 and 2 of said plan; thence with the line between said lots Nos. 1 and 2 southwestwardly 155 feet to the corner of Lots Nos. 1, 2 and 16; thence with the line between said lots Nos. 2 and 16 southwardly 96.7 feet to the northwest corner of a part of Lot No. 2 conveyed to Christopher G. Hopkins and wife, by deed from Sam F. Tavel and wife, of record in Book 1876, Page 463, and corrected in Book 1912, Page 293, said Register's Office; thence with the northern boundary line of said Hopkins property eastwardly 208 feet, more or less, to the westerly margin of said Hood Avenue; thence with the westerly margin of said Hood Avenue in a northwesterly direction around a curve 145 feet to the beginning.

BEING all of the same property conveyed to Richard L. Deckbar and wife, Mary Margaret R. Deckbar by Warranty Deed dated 9/21/1964 from J. N. Barnette and wife, Edna Barnette of record in Book 3817, Page 901, Register's Office for Davidson County, Tennessee.

Richard L. Deckbar died on April 14, 2002.

Mary Margaret R. Deckbar died on January 30, 2007.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daniel C. Deckbar with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Executor respectively of The Estate of Mary Margaret Deckbar, the within named bargainor, an estate, and that he/she as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the estate, by the said Daniel C. Deckbar as such Executor .

Witness my hand and official seal at office at Brentwood, Tennessee on this 15th day of June, 2007.

Notary Public

My Commission Expires: 7/28/2010



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216