WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/08 11:53 2 pgs
Fees:13.00 Taxes:740.00

20080118-0005915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-11-09

(AFFIX SEAL)

DARA THOMASON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd L. McGuire	New Owner	42-03-80.00
(NAME)	(NAME)	
412 Hamblen Drive	11	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	11	
(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, Lawrence Quirindongo,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lloyd L. McGuire, unmarred and Connie Doan, unmarried, 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:

* married

Being Lot No. 70 on the Plan of Primrose Acres of record in Book 2663, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said lot no. 70 is a corner lot and fronts 214.57 feet on the northerly margin of Hamblen Drive and 155 feet on the westerly margin of Prim Drive, said frontages joined by a curve of 39.27 feet; and extends back 166.7 feet on the northerly line and 195 feet on the westerly side to a point.

Being the same property conveyed to Lawrence Quirindongo by deed from Alvin Armstead and wife, Kelly Armstead, of record as Instrument No. 20060503-0050797, dated April 28, 2006, said Register's Office.

Lisa Quirindongo, spouse of Lawrence Quirindongo joins in the execution of this instrument to convey her marital rights in the subject property.

This conveyance is subject to: 2007 County taxes, due and payable, but not yet delinquent; all matters appearing on the Plan of Primrose Acres, of record in Book 2663, page 106, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 412 Hamblen Drive, Madison, TN 37115
(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 10th day of January, 2008.

Lawrence Quirindongo

Lisa Quirindongo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence and Lisa Quirindongo, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of January, 2008.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010