WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/23/11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Commission Expires May 23, 2011

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua A. McGuire	New Owner	
(NAME)	(NAME)	
916 Mitchell Road		**MAP 083-08-0**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		**PARCEL 114.00**
(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, **PRODIGY ONE INVESTMENT GROUP, INC.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA A. MCGUIRE AND WIFE, JENNIFER QUAMMEN MCGUIRE,** 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:

Land in Davidson County, Tennessee, being Lot No. 178 of Rosewood Heights, Section 5, as of record in Book 2331, page 39, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Prodigy One Investment Group, Inc. by Warranty Deed from Susan G. Williams, unmarried, dated March 28, 2008, recorded March 31, 2008, of record in Instrument No. 20080331-0031653, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 2331, page 39, said Register's Office; (c) Restrictive covenants contained in Book 2437, page 574, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 916 Mitchell Road, Nashville, TN 37206

(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 21st day of May, 2008.

Prodigy One Investment Group

By: Pres.
John Steve Huffman, President

By: L. Suzette Graham
L. Suzette Graham, Vice-President

Davidson County DEEDWARR
Recvd: 05/28/08 12:28 2 pgs
Fees:13.00 Taxes:517.63

20080528-0054246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, John Steve Huffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Prodigy One Investment Group, Inc., (the "Company") the within named bargainor, a Tennessee Corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 21st day of May, 2008.

Commission expires:



Terri D. Jackson
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, L. Suzette Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice-President of Prodigy One Investment Group, Inc., (the "Company") the within named bargainor, a Tennessee Corporation, and that as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as Vice-President.

Witness my hand and official seal at Nashville, Tennessee this 21st day of May, 2008.

Commission expires:



Terri D. Jackson
Notary Public