

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $142,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2008.

Notary Public

My commission expires: 11/22/10

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDWARR
Recvd: 10/02/08 14:14 2 pgs
Fees:13.00 Taxes:527.25
20081002-0100335

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heather Archer	New Owner	161-3-100
5117 Manorwood Court		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shawn M. McTyre and Cheryl McTyre, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Archer, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 23 on the Plan of Section Two, McMurray Meadows, of record in Book 4955, page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn M. McTyre, an unmarried person by deed from James A. Weinberg and wife, Carol Lyn Weinberg, of record in Book 10943, page 287, Register's Office for Davidson County, Tennessee, dated May 21, 1998; and conveyed to Shawn M. McTyre and Cheryl McTyre, husband and wife by Quit Claim Deed from Shawn M. McTyre, a married man, of record in Instrument No. 20030722-0102286, said Register's Office, recorded July 22, 2003.

Property Address is: 5117 Manorwood Court, Nashville, TN 37211

Map 161-3, Parcel 100

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (__X__) unimproved (____) property known as 5117 Manorwood Court, Nashville, TN 37211.

161-3-100 is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF September 30, 2008:

Shawn M. McTyre

Cheryl McTyre

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Shawn M. McTyre and Cheryl McTyre, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30th day of September, 2008.

My Commission Expires: 9/3/12

Notary Public

MONROE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 30th day of September, 2008.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 30th day of September, 2008.

My Commission Expires:_____

_____
Notary Public

20081436M