Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Micah E. Kandros and wife, Megan E. Kandros**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cheryl M. Luquire, unmarried and Judy Luquire, unmarried, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plat of Airdrie Subdivision "B" property of D. C. Buell, a plat of which is of record in Book 547, Page 42 in the Rigister's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Micah E. Kandros and wife, Megan E. Kandros by deed from Delmas A. Ryan, Sr. and wife, Teressa C. Ryan dated December 3, 2009 and of record as Inst. No. 20081217-0120732, Register's Office for Davidson County, Tennessee as corrected in Inst. No. 20090406-0031196, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3214 Kinross Aveue, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of August, 2011.

Micah E. Kandros

Megan E. Kandros

BILL GARRETT, Davidson County
Trans:T20110055244 DEEDWARR
Recvd: 09/07/11 10:06 2 pgs
Fees:13.00 Taxes:705.70
20110907-0069116

State of Tennessee)
County of Davidson)

On this 30th day of August, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Micah E. Kandros and Megan E. Kandros, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 191,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of August, 2011.

Notary Public

My Commission Expires: 8-2018

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NEW OWNER:
Cheryl M. Luquire
3214 Kinross Aveue
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Magnolia State Bank
PO Box 508
Bay Springs, MS 39422

TAX MAP-PARCEL #:
133-2-173