BILL GARRETT, Davidson County
Trans:T20120049409 DEEDWARR
Recvd: 07/05/12 10:24 3 pgs
Fees:18.00 Taxes:6290.00
20120705-0058935

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2012. Notary public My commission expires: 6-26-16

Address New Owner As Follows: Matthew J. McGirt and Laura Y. McGirt 417 West Tyne Nashville, TN 37205	Send Tax Bills To: First Bank PO Box 388 Lexington TN 38351	Map-Parcel Number: 130 10 0 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE BEVERIDGE WALLACE AND SPOUSE, J. BRANSFORD WALLACE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MATTHEW J. MCGIRT AND WIFE, LAURA Y. MCGIRT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th formerly 11th, Civil District of Davidson County, Tennessee, in the City of Belle Meade, described as follows: Being parts of Lots No. 2 and 3 of Block "F" on the map of the subdivision of Block "E", and "F" in Belle Meade Subdivision No. 2, as of record in Book 421, page 68, Register's Office for said County, described as follows:

Beginning on the southerly margin of West Tyne Drive at a point 50 feet west of the northwest corner of Lot No. 1 of Block No. "1" on the Plan of the Highlands of Belle Meade No. 1 as of record in Book 547, page 180, said Register's Office; thence with said Drive, westwardly 250 feet 9 inches to the northeast corner of Lot "C" on the Plan of a subdivision of Lot No. 2 of Block No. "1" as of record in Book 843, page 14, said Register's Office; thence with the easterly

line of said Lot "C", southwardly 435 feet to the northwest corner of Lot No. 15; thence with the northerly line of Lots No. 15 and 16, eastwardly 250 feet to a point 50 feet west of the southwest corner of said Lot No. 1; thence northwardly 420 feet to the beginning.

Being the same property conveyed to J. Bransford Wallace and wife, Ann B. Wallace by deed of record in Book 6333, page 709, Register's Office for Davidson County, Tennessee. The said J. Bransford Wallace having since quitclaimed his interest in subject property to Ann Beveridge Wallace by Quitclaim Deed of record in Book 8653, page 413, in said Register's Office.

Ann B. Wallace and Ann Beveridge Wallace being one and the same person.

J. Bransford Wallace joins in this conveyance to convey any marital interest.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 68, Register's Office for Davidson County, Tennessee.

This is improved property known as: **417 West Tyne, Nashville, TN 37205**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of June, 2012.

Anne Beveridge Wallace

Anne Beveridge Wallace

J. Bransford Wallace

J. Bransford Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE BEVERIDGE WALLACE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of June, 2012

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TEN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

492285.1/200738

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. BRANSFORD WALLACE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of June, 2012

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015