WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120059618 DEEDWARR
Recvd: 08/10/12 13:23 2 pgs
Fees:13.00 Taxes:1591.00
20120810-0071707

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George S. Griffin	SAME	Map 129-8
(NAME)	(NAME)	Parcel 109
101 Taggart Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **GUY GWINN MAGEE AND WIFE, SUZANNE L. MAGEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE S. GRIFFIN**, 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. 23, Block E on the Plan of 2nd Revised Plan of Highlands of Belle Meade No.2, as of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Guy Gwinn Magee and wife, Suzanne L. Magee by deed from Michael K. Parrott and wife, Gayle H. Parrott of record in Instrument Number 20070706-0081026, Registers Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 1130, pages 71 - 72, said Register's Office; and (c) restrictive covenants of record in Book 1361, page 210, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 101 Taggart Avenue, Nashville, Tennessee 37205

(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 our hands this 6TH day of August, 2012.

Guy Gwinn Magee

Suzanne L. Magee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Guy Gwinn Magee and Suzanne L. Magee, the bargainor, 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 Nashville, Tennessee this 6th day of August, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015