THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2012 Notary Public MY COMMISSION EXPIRES: 9-8-2013 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. McGugin	NEW Owners	MAP 13003004700
600 Westview Avenue		PARCEL
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, **William A. Grana* and wife, Tracy W. Grana**

* Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William A. McGugin and wife, Nancy Rankin Williams McGugin**

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. 1 and the westerly 50 feet of Lot 2 of Block 10 on the Plat of the Re-subdivision of a part of Royal Oaks Subdivision of record in Plat Book 547, Page 167, in the Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 1 and part of Lot No. 2 front together 228 feet 6 inches on the southerly side of Sunny Brook Drive and run back 210 feet 9 inches, more or less, on the easterly line and 265 feet 9 inches on the westerly line, with the easterly margin of West View Drive, to a dead line, measuring 99 feet thereon.

Being the same property conveyed to William A. Grana, Jr. and wife, Tracy W. Grana by deed from Elizabeth M. Parish, unmarried, of record at Instrument No. 20010703-0070481, Register's Office for Davidson County, Tennessee, dated June 29, 2001.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **600 Westview Avenue, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20120096360 DEEDWARR
Recvd: 12/17/12 14:34 2 pgs
Fees:13.00 Taxes:4070.00

20121217-0116123

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 the 14th day of December, 2012.

William A. Grana, Jr.

Tracy W. Grana

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 **William A. Grana** and **Tracy W. Grana,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of December, 2012.

My Commission expires: 1/7/13

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY