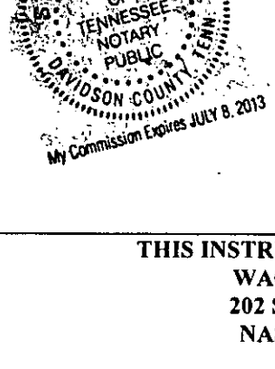
BILL GARRETT, Davidson County
Trans:T20130024474 DEEDWARR
Recvd: 03/26/13 14:12 2 pgs
Fees:13.00 Taxes:947.20
20130326-0029642

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $256,000.00. Carmen Coats Affiant Subscribed and sworn to before me this the 22nd day of March, 2013. Notary Public My commission expires: 7-8-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Declan McGarry Heather Cole McGarry	New Owner(s)	
1032 West Greenwood Ave.		08301007500
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROL LYNNE BOWERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DECLAN MCGARRY AND WIFE, HEATHER COLE MCGARRY**, 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. 12 on the Map of Jones and Bradford of record in Plat Book 161, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol Lynne Bowers by Deed from Regis A. Grogan of record at Instrument No. 20120725-0065377, Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on July 25, 2012.

Being the same property conveyed to Grace Oliver Thomas, Regis A. Grogan and Marie T. Grogan, tenants by the entirety by Quitclaim Deed from Grace Oliver Thomas, surviving tenant by the entirety of Fred L. Thomas, deceased of record in Book 5755, Page 129, said Register's Office, dated May 26, 1981 and recorded July 9, 1981. The said Grace Oliver Thomas died December 27, 1989 in (intestate) and by Affidavit of Heirship of record in Instrument No. 20120725-0065376, the said Grace Oliver Thomas' interest is left to her only heir, Marie T. Grogan. The said Marie T. Grogan died December 5, 2009 in (intestate). Marie T. Grogan was married at the time of her death and by Affidavit of Heirship of record in Instrument No. 20120725-0065375 the said Marie T. Grogan's interest is left to her husband Regis A. Grogan, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1032 West Greenwood Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of March, 2013.

Carol Lynne Bowers

Carol Lynne Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol Lynne Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of March, 2013.

S. T. M.

Notary Public

My Commission Expires: 7-8-13

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013