BILL GARRETT, Davidson County
Trans:T20130025789 DEEDWARR
Recvd: 04/01/13 11:51 3 pgs
Fees:18.00 Taxes:510.60
20130401-0031375

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Lindsey Ham
712 S 14th Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
U.S. Bank National Association
P. O. Box 20005
Owensboro, KY , 42304

MAP 94-1
GROUP
PARCEL 231.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sean Deguire, Daryl Deguire* and Debbie Deguire, all as tenants in common with rights of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Lindsey Ham, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Sean Deguire, Daryl Deguire and Debbie Deguire, all as tenants in common with rights of survivorship by deed dated June 6, 2008 from Bryan G. Sprague and wife, Stephanie A. Sprague of record in Instrument no. 20080609-0058936, Register's Office for Davidson County, Tennessee.

*Daryl DeGuire AND Daryl Michael DeGuire are one in the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **712 S 14th Street, Nashville, Tennessee 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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 **21st** day of **March, 2013.**

Sean Deguire By Daryl Michael Deguire as Attny in Fact

Sean Deguire, by Daryl Michael Deguire, as attorney-in-fact

Daryl Michael Deguire

Debbie Deguire

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daryl Michael Deguire and Debbie Deguire,** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained and **Daryl Michael DeGuire** hereby acknowledges that he is the Attorney in Fact for **Sean DeGuire** and as Attorney in fact he executed the within Warranty Deed by signing the name of **Sean DeGuire** as his free act and deed for the purposes therein contained..

WITNESS my hand and official seal this 21st day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $138,000.00

AFFIANT

Subscribed and sworn to before me on this 21st day of March, 2013.

NOTARY PUBLIC

My Commission Expires: May 5, 2015

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 131 on the Plan of Payne, Blakemore & Cummins Addition to Nashville, of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the property conveyed to Metropolitan Government of Nashville & Davidson County of record by Instrument No. 20040505-0051415, Register's Office for Davidson County, Tennessee, described as follows:

RIGHT-OF-WAY ACQUISITION:
Beginning at the southeast corner of property, shown on Tax Map 094-01, as Parcel 231.00, said point being on the present westerly right of way of South 14th Street, 23.10 feet left of Sta. 14+58.56 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN., said point being the point of beginning.

Thence, leaving the present right of way of South 14th Street, along the southern line of the above mentioned parcel, north 83 degrees 31 minutes 49 seconds West, a distance of 5.00 feet to a point; Thence, leaving the southern line of the above mentioned parcel, with the proposed right of way of South 14th Street, North 06 degrees 41 minutes 10 seconds east, a distance of 50.00 feet to a point, said point being in the northern line of the above mentioned parcel; Thence, with the parcel's northern line south 83 degrees 31 minutes 49 seconds east, a distance of 5.00 feet to a point, said point being the northeast corner of the above mentioned parcel and also being on the present westerly right of way of South 14th Street; Thence, with the present westerly right of way of South 14th Street south 06 degrees 41 minutes 10 seconds west, a distance of 50.00 feet to the point of beginning.

Said portion of land contains 250 square feet or 0.0057 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT:
Being a strip of land 21.00 feet in width and 50.00 feet in length starting at 28.10 feet left of Sta. 14+58.53 running parallel and perpendicular to the Proposed Right-of-way of South 14th Street and of the above mentioned portion of land; Said portion of land contains 1,050 square feet, or 0.0241 acres, more or less.