THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31125-04-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,125,000.00. Affiant Subscribed and sworn to before me this 28th day of May, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Cheryl McGuire 4412 Harding Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 060 04500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joanne F. Hayes, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl McGuire** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4412 Harding Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

J. Michael Hayes, joins in the execution of this instrument for the purposes of conveying any marital interest he has in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of May, 2013.

Joanne F. Hayes

J. Michael Hayes

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joanne F. Hayes and J. Michael Hayes**, 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, at office, this 28th day of May, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130044646 DEEDWARR
Recvd: 05/29/13 13:41 2 pgs
Fees:13.00 Taxes:7862.50

20130529-0054013

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being the easterly 50 feet of Lot No. 12 and the westerly half of Lot No. 21 on the Plat of a Subdivision of Block "C", Belle Meade Plan No. 2, as of record in Book 421, page 58, said Register's Office.

Said parts of Lots No. 12 and 21 front together on the northerly side of Harding Place, and run back between parallel lines 292 feet, more or less, to a dead line.

Being the same property conveyed to Joanne F. Hayes by deed dated September 19, 2005, from Deer Creek Construction, Inc., of record in Instrument No. 20050921-0113445, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 58, Register's Office for Davidson County, Tennessee.