Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130048624 DEEDWARR
Recvd: 06/11/13 09:57 2 pgs
Fees:13.00 Taxes:1069.30
20130611-0059113

02-1305-48474

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $289,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2013.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jocelyn McGuire 1527 Douglas Avenue Nashville TN 37206	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227	072-14-0-232.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jacqueline M. Peters, Trustee of the Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen J. McGuire and Jocelyn H. McGuire, husband and wife, hereinafter called the Grantees, their successors 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. 64, on the Plan of Dr. E. T. Brown's Subdivision of Lots 21-26 Brownsville Addition, of record in Book 332, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jackie Peters, unmarried by deed from James Roberts, married, dated December 16, 2005, recorded January 9, 2006, of record in Instrument No. 20060109-0002571, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Jacqueline M. Peters, Trustee of the Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006 by Quitclaim Deed from Jacqueline M. Peters, dated August 29, 2007, recorded September 10, 2007, of record in Instrument No. 20070910-0108644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1527 Douglas Avenue, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of June, 2013.

Jacqueline M. Peters, Trustee of the Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacqueline M. Peters, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of June, 2013.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires
1/19/14