WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130048720 DEEDWARR
Recvd: 06/11/13 10:59 2 pgs
Fees:13.00 Taxes:462.50
20130611-0059209

R-VRES-13-402

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay Ell	new owner (NAME)	
402 Shadow Glen Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	161-16-0A-084.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we STEPHEN J. MCGUIRE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDSAY ELL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 84 ON THE PLAN OF TOWNHOMES OF SHADOW GLEN AS SHOWN ON THE EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT 200403150029248, AS SUPPLEMENTED IN INSTRUMENT NO. 200407130083179, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT 200407200086706, CORRECTED IN INSTRUMENT 200403170030572, CORRECTED IN INSTRUMENT 20040720086707, FURTHER SUPPLEMENTED IN INSTRUMENT 200410210126776, INSTRUMENT 200410250128065, INSTRUMENT 200501180005927, INSTRUMENT 200503170029206, INSTRUMENT 200504250045905, INSTRUMENT 200505200056887, AND 200510070121715, 200511070134921, 20051207-0147464 AND 200601240009112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN J. MCGUIRE, A SINGLE MAN BY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION OF RECORD AT INSTRUMENT NO. 20060906-0110102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 31, 2006 AND RECORDED ON SEPTEMBER 6, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT 200403150029248, AS SUPPLEMENTED IN INSTRUMENT NO. 200407130083179, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN 200407200086706, CORRECTED IN 200403170030572, CORRECTED IN INSTRUMENT 20040720086707, FURTHER SUPPLEMENTED IN INSTRUMENT 200410210126776, INSTRUMENT 200410250128065, INSTRUMENT 200501180005927, INSTRUMENT 200503170029206, INSTRUMENT 200504250045905, INSTRUMENT 20050520-0056887 , AND INSTRUMENTS 200510070121715, 200511070134921, 20051207-0147464, AND 200601240009112; INSTRUMENT 200403160029917; INSTRUMENT 200511140137526; INSTRUMENT 200309030127692; INSTRUMENT 200409170112429; BOOK 7900, PAGE 38; BOOK 8064, PAGE 815; BOOK 8064, PAGE 831; INSTRUMENT 20000140004981; BOOK 7382, PAGE 755; BOOK 9640, PAGE 881, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID JOCELYN HILARY MCGUIRE JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 402 Shadow Glen Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of June, 2013.

Stephen J. McGuire

Jocelyn Hilary McGuire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen J. McGuire and Jocelyn Hilary McGuire, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903