File Box 8

ADDRESS NEW OWNER:
William A. Maguire
Judith C. Maguire
8212 River Road Pike
Nashville, TN 37209

SEND TAX BILL TO:
SAME AS ABOVE

BILL GARRETT, Davidson County
Trans:T20130060572 DEEDWARR
Recvd: 07/16/13 14:17 3 pgs
Fees:18.00 Taxes:1069.30
20130716-0073526

MAP & PARCEL NOS.:
066-00-0 102

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Claude Randall Sadler and Susan M. Sadler, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William C. Maguire and Judith A. Maguire, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Rutherford County**, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being part of the property conveyed to Claude E. Sadler and wife, Melba Ann Sadler by Installment Deed from Melba Ann Sadler, Willa Dean Sircy, Tony H. Oldham and Brenda O. Jones, dated June 19, 1990 and recorded on June 29, 1990 of record in Book 8141, page 417, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 22, 1993, recorded February 22, 1993 of record in book 8870, page 136, subject property was conveyed to Claude Randall Sadler. By Quitclaim Deed dated April 16, 2004, recorded on May 6, 2004 of record in Doc. No. 20040506-0052052, said Register's Office, subject property was conveyed to Claude Randall Sadler and Susan M. Sadler, husband and wife.

This is property with a common address of **8212 River Road Pike, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 8250, Page 156, said Register's office and all matters therein; (3) Any and all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of July, 2013.

Claude Randall Sadler

Susan M. Sadler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Claude Randall Sadler and Susan M. Sadler, husband and wife,** with whom I am personally acquainted, or who 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 and official seal at office this **1st** day of **July 2013.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1306-138

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $289,000.00.

Affiant

Subscribed and sworn before me this 1st day of July, 2013.

Notary Public
My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT A

Being Tract No. 1 of the Revised Resubdivision of Tract 2 of THE SADLER PROPERTY as of record in Plat Book 8250, Page 156, Register's Office for Davidson County Tennessee, according to a survey of R.L. Montoya-Land Surveying, dated 1-4-93.

Beginning at an iron pin on the southerly margin of River Road, said pin being located approximately 325' West of the Southwest corner of the intersection of River Road and Cub Creek Road; thence leaving River Road South 55 deg. 28 min. 34 sec. West 469.70 feet to an iron pin; thence South 43 deg. 54 min. 02 sec. West 157.00 feet to an iron pin; thence North 42 deg. 53 min. 39 sec. West 128.16 feet to an iron pin; thence, North 47 deg. 06 min. 21 sec. East 587.63 feet to an iron pin in the southerly margin of River Road; thence with the Southerly margin of River Road South 49 deg. 40 min. 49 sec. East 76.40 feet to an iron pin; thence, South 55 deg. 23 min. 21 sec. East 114.61 feet to the point of beginning, containing 2.00 acres, more or less.

WD