ANGELA G. BATSON NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 6, 2014

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-6-2014
(AFFIX SEAL)

G-RR-13-204

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonn Ryan Egly	**Same as New Owner**	
(NAME)	(NAME)	**103-04-0-291.00**
204 Sentinel Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **LIAM MCLEOD AND WIFE, RAGAN MCLEOD,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto John Ryan Egly and Michelle Candice Lowe, both unmarried as joint tenants with right of * 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 LOT 87, SECTION 3, VALLEY VIEW, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2330, PAGE 148, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY DEED FROM GEORGE BRANDT, ERIC SOX AND JAMES ROBERTS TO LIAM MCLEOD AND WIFE RAGAN MCLEOD AS RECORDED ON THE 27TH DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111227-0100568, CORRECTED AT INSTRUMENT NO. 20120125-0007121; QUITCLAIM DEED FROM CAPITAL JOURNEY, LLC TO GEORGE BRANDT, ERIC SOX AND JAMES ROBERTS, AS TENANTS IN COMMON AS RECORDED ON THE 20TH DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111220-0099431; SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE TO CAPITAL JOURNEY, LLC AS RECORDED ON THE 16TH DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111216-0098360 AND WARRANTY DEED FROM JOE T. SWAFFORD, ET UX CHRISTINE P. SWAFFORD TO GEORGE L. CROWDER AND LENA P. CROWDER AS RECORDED ON THE 9TH DAY OF MAY, 1977 IN DEED BOOK 5145, PAGE 28, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2330, PAGE 148; RESTRICTIVE COVENANTS OF RECORD IN BOOK 2746, PAGE 540, BOOK 2811, PAGE 76 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*survivorship

This is
( ) unimproved
(X) improved
property known as **204 Sentinel Drive Nashville, Tennessee 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130066836 DEEDWARR
Recvd: 08/05/13 11:20 2 pgs
Fees:13.00 Taxes:758.50

20130805-0081595

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 31st day of July, 2013.

Liam McLeod

Ragan McLeod

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Liam McLeod and Ragan McLeod, the within named bargainor, 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 and official seal, this the 31st day of July, 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
2012 21st Ave. South
Nashville, TN 37212