BILL GARRETT, Davidson County
Trans:T20130090681 DEEDWARR
Recvd: 10/22/13 10:30 2 pgs
Fees:13.00 Taxes:277.50
20131022-0110022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is 75,000.00

Affiant

Subscribed and sworn to before me, this 11th day of October, 2013.

Notary Public

My commission expires: 8.16.14

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KATIE DAVIS	**F&M BANK**	**073160A11600CO**
116 CUMBERLAND TRACE	**1639 Medical Center Parkway Ste. 103**	
NASHVILLE, TN 37214	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

BARBARA T. MCGUIRE, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATIE ELIZABETH DAVIS, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 116 shown on the Plat of Cumberland Trace of record in Book 5200, page 700, Register's Office for Davidson County, Tennessee, together with all undivided membership in The Cumberland Trace Homeowners' Association, as described in Book 6218, page 528, said Register's Office.

BEING THE SAME PROPERTY CONVEYED TO BARBARA T. MCGUIRE BY WARRANTY DEED FROM JAMES WM. HOFSTETTER, JR. AND WIFE, PAT C. HOFSTETTER, DATED 07/15/1992 RECORDED ON 07/17/1992 IN BOOK 8678 PAGES 1-3 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 116 CUMBERLAND TRACE, NASHVILLE, TN 37214.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 11th day of October, 2013.

Barbara T. McGuire
BARBARA T. MCGUIRE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, BARBARA T. MCGUIRE, the within named Grantors, 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, at office, this 11th day of October, 2013.

Notary Public

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 8.16.14