BILL GARRETT, Davidson County
Trans:T20130101590 DEEDWARR
Recvd: 12/03/13 15:35 3 pgs
Fees:18.00 Taxes:776.68
20131203-0123264

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,913.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **8th** day of **November, 2013**
Notary Public
MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deidra Gay and James C. Gay	MORTGAGE INVESTORS GROUP	062 02 0B 271.00CO
(NAME) 4232 Longfellow Drive	(NAME) 8320 E. WALKER SPRINGS LN, #200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Garen Michael Smith a/ka/a Michael Garen Smith and Bethany Nicole McGuire n/k/a Bethany McGuire Smith, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Deidra Gay and James C. Gay, wife and husband, and Alfred Gay, a married man,** 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:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Abbington Park, Phase Two, Section 1, as of record in Instrument No. 20081008-1012227 and revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Bethany Nicole McGuire and Garen Michael Smith, also known as Michael Garen Smith by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company dated January 27, 2012, of record in Instrument No. 20120201-0009021, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Celebration Homes, LLC by deed from AFM & I, dated September 16, 2010 of record in Instrument No. 20100920-0074755, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4232 Longfellow Drive, 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, has 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 Grantees, their heirs and assigns,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **Bethany McGuire Smith**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Michel Smith**, and who acknowledged that she executed the same as the free act and deed of the said **Michael Smith**, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument #20131203-0123200, said Register's Office.

Witness my hand and official seal this **8th** day of **November, 2013.**

NOTARY

My Commission Expires:

JESSICA F. SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

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 our hands this **8th** day of **November, 2013**

Garen Michael Smith

Bethany McGuire Smith by Garen Michael Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Garen Michael Smith and Bethany McGuire Smith,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **November, 2013**

Notary Public

JESSICA F. SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

My commission expires