Davidson County DEEDWARR Recvd: 01/02/14 13:32 3 pgs Fees:18.00 Taxes:10360.00 **20140102-0000337**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00. Affiant Subscribed and sworn to before me, this the 2ND day of JAN, 2014. Notary Public My commission expires: 6-26-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Seamus Ross and Nicola Ross	**New owner**	**130-10-003.00**
417 West Tyne Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew J. McGirt and wife, Laura Y. McGirt

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Seamus Ross and Nicola Ross, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th formerly 11th, Civil District of Davidson County, Tennessee, in the City of Belle Meade, described as follows: Being parts of Lots No. 2 and 3 of Block "F" on the map of the subdivision of Block "E", and "F" in Belle Meade Subdivision No. 2, as of record in Book 421, page 68, Register's Office for said County, described as follows:

Beginning on the southerly margin of West Tyne Drive at a point 50 feet west of the northwest corner of Lot No. 1 of Block No. "1" on the Plan of the Highlands of Belle Meade No. 1 as of record in Book 547, page 180, said Register's Office; thence with said Drive, westwardly 250 feet 9 inches to the northeast corner of Lot "C" on the Plan of a subdivision of Lot No. 2 of Block No. "1" as of record in Book 843, page 14, said Register's Office; thence with the easterly line of said Lot "C", southwardly 435 feet to the northwest corner of Lot No. 15; thence with the northerly line of Lots No. 15 and 16, eastwardly 250 feet to a point 50 feet west of the southwest corner of said Lot No. 1; thence northwardly 420 feet to the beginning.

Being the same property conveyed to Matthew J. McGirt and wife, Laura Y. McGirt by Deed from Anne Beveridge Wallace and spouse, J. Bransford Wallace, of record in Instrument Number 20120705-0058935, Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 5, 2012.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 417 West Tyne Drive, Nashville, TN 37205.

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 HANDS EFFECTIVE AS Dec. 31, 2013:

Matthew J. McGirt by Starling Davis Attorney In Fact
Matthew J. McGirt

Laura Y. McGirt by Starling Davis Attorney In Fact
Laura Y. McGirt

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Starling Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Matthew J McGirt ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 30 day of DEC, 2013.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Starling Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Laura Y. McGirt ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 30 day of DEC, 2013.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20131365R

True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY