Map: 130-16-0
Parcel: 048.00

Warranty Deed

Address of New Owner(s)
Joseph Patrick McGuigan
Kacee Clement McGuigan
4519 Yancey Drive
Nashville, TN 37215

Send Tax Bills To:

SAME

BILL GARRETT, Davidson County
Trans:T20140034481 DEEDWARR
Recvd: 05/16/14 15:42 2 pgs
Fees:13.00 Taxes:1387.50
20140516-0042501

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $375,000.

Affiant

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me this 13 day of May, 2014.

Notary Public

My Commission Expires December 6, 2016

For and in Consideration of the sum of THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, James P. Guenther, as Conservator of the Josephine P. Broaddus Conservatorship (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Joseph Patrick McGuigan and wife, Kacee Clement McGuigan, their heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled the Plan of Yancey Subdivision, of record in Book 2330, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPHINE PILE, (NOW KNOWN AS JOSEPHINE P. BROADDUS) AND IRENE POLLARD PILE, JOINTLY FOR LIFE AND UPON THE DEATH OF EITHER TO THE SURVIVOR IN FEE, by deed from CHARLES A. YANCEY AND WIFE, ELIZABETH REYNOLDS YANCEY, of record in Book 2738, page 235, dated February 10, 1958, said Register's Office. The said Irene Pollard Pile having since died on or about July 1,

1986. For further reference see Order for Sale of Property of record in Volume No. 10P-411 and Volume 10P-412, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property, known as 4519 Yancey Drive, Nashville, Tennessee 37215.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that the Conservatorship is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Josephine P. Broaddus and the Josephine P. Broaddus Conservatorship and the heirs and representatives of Josephine P. Broaddus to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

The Bower Broaddus, Jr. Conservatorship, James P. Guenther, Conservator, joins in this conveyance to convey any marital rights Bower Broaddus, Jr. might have in this property, if any.

Witness this 13 day of May, 2014.

JOSEPHINE P. BROADDUS
CONSERVATORSHIP

By: James P. Guenther, Conservator

BOWER BROADDUS, JR.,
CONSERVATORSHIP

By: James P. Guenther, Conservator

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named James P. Guenther, Conservator of the Josephine P. Broaddus Conservatorship and Conservator of the Bower Broaddus, Jr. Conservatorship, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Conservator of both Conservatorships, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of May, 2014.

NOTARY PUBLIC

My Commission Expires 12-6-16

JAMES D. JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN