File Box 8

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144409

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051106 DEEDWARR
Recvd: 07/16/14 14:16 2 pgs
Fees:13.00 Taxes:523.30
20140716-0062957

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,433.00.

Rachel Farr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

Diane K. Mann
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mihaela George 1171 Pin Oak Lane Brentwood, TN 37027	New owner	14814028800

FOR AND IN CONSIDERATION of the sum of One Hundred Forty One Thousand Four Hundred Thirty Three and 00/100 Dollars ($141,433.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SOGRA SADHI MCGUIRE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MIHAELA GEORGE AND HUSBAND, MARIN GEORGE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Colewood Acres, Section V, of record in Plat Book 5200, Page 303, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Sogra Sadhi McGuire and husband Patrick McGuire, by Warranty Deed from Sogra Sadhi McGuire and husband, Patrick G. McGuire, dated 11/14/2002, recorded 12/3/2002, of record in Instrument Number 20021203-0148710, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sogra Sadhi McGuire, unmarried by Quitclaim Deed from Patrick McGuire, unmarried, dated 07/12/2014, recorded 7-16-2014 in Instrument Number 20140716-0062956, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4009 Shufeld Court, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

SM

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of July, 2014.

SOGRA SADHI MCGUIRE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Sogra Sadhi McGuire, 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 seal, this the 15th day of July, 2014.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017