THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081679** BILL GARRETT, Davidson County Trans:T20140064216 DEEDWARR Recvd: 08/29/14 08:21 2 pgs Fees:13.00 Taxes:2886.00 20140829-0078983	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $780,000.00. Natalie Hemphill Affiant Subscribed and sworn to before me, this 27th day of August, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Elizabeth P. McGuire and John McGuire 2725 Wortham Avenue Nashville TN 37215	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 11702011800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael B. Hemphill and Natalie C. Hemphill, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth P. McGuire and John McGuire Wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4, BLOCK 4, A DEVELOPMENT OF STOKES TRACT, as shown on plat of record in Plat Book 974, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael B. Hemphill and Natalie C. Hemphill, husband and wife by Warranty Deed from David B. Scott and wife, Elizabeth M. Adams Scott, recorded on the 3rd day of June, 2009 in Instrument No. 20090603-0051120, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A DEVELOPMENT OF STOKES TRACT, as recorded in Plat Book 974, Page(s) 24.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2725 Wortham Avenue Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2014.

Michael B. Hemphill

Natalie C. Hemphill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael B. Hemphill and Natalie C. Hemphill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014