This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/24/14 09:37 3 pgs
Fees:18.00 Taxes:843.60
20141024-0098126

ADDRESS NEW OWNER:
Joshua McIntyre & Erin McIntyre
4020 Lake Parkway
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner or

MAP/PARCEL 097-04-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Michael Gay, unmarried, Stephanie Phillips, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Joshua McIntyre and Erin McIntyre,** tenants in common with right of survivorship, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Lake Park, Section One, of record in Plat Book 4175, Pages 134 & 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Gay, an unmarried man and Stephanie Phillips, an unmarried woman by Warranty Deed from Donald G. Sherrod and Emily A. Sherrod, Trustees, U/A/D 9, March 1993, of record in Instrument No. 20130729-0078553, Register's Office for Davidson County, Tennessee, dated July 17, 2013 and recorded on July 29, 2013.

This is improved property known as: **4020 Lake Parkway, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4175, page 134 & 135, and restrictions in Book 4429, page 577, as amended in Book 4516, page 751, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 21st day of October, 2014.

Michael Gay

Stephanie Phillips

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael Gay and Stephanie Phillips,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of October, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $228,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/20/18

PAMELA JO SMITHSON WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

True Copy Certification

I, Cari Mule', 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 therewith 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, Pamela Jo Smithson a notary public for this county and state, Cari Mule 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: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY