BILL GARRETT, Davidson County
Trans:T20140097619 DEEDWARR
Recvd: 12/31/14 13:25 2 pgs
Fees:13.00 Taxes:325.60
20141231-0119328

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Carmen Coates
Affiant

Subscribed and sworn to before me, this 29th day of December, 2014.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

04-1412-55376

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric B. McGaughey 110 Bellevue Road, Apt. 3 Nashville TN 37221	Wells Fargo Bank, N.A. 2801 4th Ave. S., 3rd Floor Minneapolis, MN 55408	142-15-0-A-003.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged Casey M. Walker n/k/a Casey M. Phifer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric B. McGaughey, a single man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 3, on the Plan of First Revision, Bellevue Manor Condominiums, as established by Master Deed of record in Book 5520, Page 203, said Register's Office, and as shown on the plan of record in 5200, Page 231, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Casey M. Walker, unmarried by deed from John R. Goetz, unmarried, dated June 20, 2008, recorded June 23, 2008, of record in Instrument No. 20080623-0064276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 110 Bellevue Road, Apt. 3, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 29th day of December, 2014.

Casey M. Phifer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Casey M. Phifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 29th day of December, 2014.

Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY