BILL GARRETT, Davidson County
Trans:T20150009859 DEEDWARR
Recvd: 02/09/15 10:27 2 pgs
Fees:13.00 Taxes:1035.63
20150209-0011752

Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2015.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/2/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Anna McGuir ⓔ 1004 Potter Ln Nashville, TN 37206	Guaranty Trust Co 316 ROberts Rose Dr Murfreesboro TN 37129	Map 083 08 0 Parcel 081.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Marsha Pieroni, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Logan Tyler McGuire and wife, Lee Anna McGuire,
as tenants in common with right of survivorship
and Charles David Culp, a married man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 107 on the Map of Rosewood Heights, Section 3, of record in Book 2133, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Marsha Pieroni by deed from Wilson & Associates, PLLC, dated August 1, 2012, of record in Instrument No 20120807-0070265, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2133, page 61, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1004 Potter Lane Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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(s) this 6th day of February, 2015.

Marsha Pieroni
Marsha Pieroni

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marsha Pieroni, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027