WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012648 DEEDWARR
Recvd: 02/20/15 13:38 2 pgs
Fees:13.00 Taxes:517.63
20150220-0014936

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paula Doyle	Paula Doyle	
(NAME)	(NAME)	
829 Seymour Avenue	829 Seymour Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TERRI BRINEGAR AND JAMES MCGONAGLE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAULA DOYLE, AN UNMARRIED PERSON,** 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:

Land in Davidson County, Tennessee, being part of the south 150 feet of Lot No. 11, Block "C", Nashville Trust Company's Subdivision of the A. W. Shryer's Property, of record in Book 843, page 25, Register's Office for Davidson County, Tennessee, and further described as follows:

Said part of Lot No. 11 fronts 50 feet on the north side of Seymour Avenue, and extends back on the westerly line 103 feet and on the easterly line 150 feet to a dead line, measuring 68 feet thereon.

Being the same property conveyed to Terri Brinegar and husband, James McGonagle, by Quitclaim Deed dated August 1, 2011, from Terri Brinegar of record in Instrument No. 20110823-0065307, said Register's Office.

This conveyance is subject to 2015 taxes, the plat of record in Book 843, page 225, said Register's Office, and all easements and restrictions of record.

unimproved
This is improved X property, known as 829 Seymour Avenue, 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 this 13th day of February, 2015.

TERRI BRINEGAR

JAMES MCGONAGLE

STATE OF Florida
COUNTY OF Seminole

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Brinegar and James McGonagle, the bargainor, 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 official seal at Sanford, Florida, this 13th day of February, 2015.

Commission expires: 06/21/2018

Notary Public

ANGEL HENDERSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF116056
Expires 6/21/2018