WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: ~~November 13, 2017~~ 3/14/16

(AFFIX SEAL)

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Construction Company, Inc.	Nashville Construction Company, Inc.	132 01 0 131.00
(NAME)	(NAME)	
1628 Whispering Hills	1628 Whispering Hills	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kelly Doyle McGuffey, Sean Doyle, Shannon Hardebeck, Erin Spining, Kerry Connor, Devin Doyle, and Flynn D. Doyle,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nashville Construction Company, Inc.,** 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. 78 on Map of Rolling Meadows Subdivision of record in Book 1424, pages 98 and 99, Register's Office for said County.

Being the same property conveyed to Peter S. Doyle and wife, Sue F. Doyle by Quitclaim Deed from James N. Bryan, Jr., Trustee recorded on December 10, 2002 of record in Instrument No. 20021210-0152201, Register's Office for Davidson County, Tennessee. The said Peter S. Doyle having predeceased Sue F. Doyle, vesting the subject property in her as sole surviving spouse. Sue F. Doyle having died testate on April 28, 2014, her will having been duly admitted to probate in the Davidson County, Tennessee Probate Court at docket No. 14P-940. Her will vesting the subject property in Kelly Doyle McGuffey, Sean Doyle, Shannon Hardebeck, Erin Spining, Kerry Connor, Devin Doyle and Flynn D. Doyle.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 4020 Russellwood Dr., Nashville, TN 37204
(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/our hands this 27th day of February, 2015.

Kelly Doyle McGuffey

Sean Doyle

Shannon Hardebeck

Erin Spining

Kerry Connor

Devin Doyle

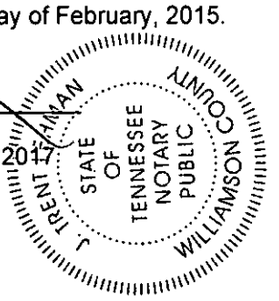
Flynn D. Doyle

BILL GARRETT, Davidson County
Trans:T20150015470 DEEDWARR
Recvd: 03/03/15 10:08 2 pgs
Fees:13.00 Taxes:1369.00
20150303-0018347

State of Tennessee
County of Williamson

Personally appeared before me Kelly Doyle McGuffey, Sean Doyle, Shannon Hardebeck, Erin Spining, Kerry Connor, Devin Doyle, and Flynn D. Doyle, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2015.



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017