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

BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043657** BILL GARRETT, Davidson County Trans:T20150030417 DEEDWARR Recvd: 04/22/15 10:25 2 pgs Fees:13.00 Taxes:1183.63 20150422-0035904	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $319,900.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2015. Notary Public My Commission Expires: JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 7, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David S. McGuire and Tara H. McGuire 6809 Fleetwood Drive Nashville TN 37205-1225	New Owner	Tax Parcel ID No. 10211006600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen Dove, single** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David S. McGuire and Tara H. McGuire, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being in the 8th Civil District of Davidson County, being Lot No. 170, on the Plan of Horton Heights, Section VIII, as of record in Book 2133, Page 30, Register's Office for said county.

Being the same property conveyed by Quitclaim Deed from Albert Dove and Kathleen Dove to Albert Dove and Kathleen Dove, a fifty percent (50%) undivided interest, each to hold such interest as tenants with right of survivorship as recorded on the 14th day of December, 2006 in Instrument No. 20061214-0153970 and Warranty Deed from Paul L. Riggan to Albert Dove and Kathleen Dove as recorded on the 9th day of June, 2006 in Instrument No. 20060609-0068738, in the Register's Office of Davidson County, Tennessee.

Albert Dove having died on May 15, 2014. Said property having transferred to Kathleen Dove upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORTON HEIGHTS, SECTION VIII, as recorded in Plat Book 2133, Page(s) 30.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20090106-0001383.

This is improved property located at 6809 Fleetwood Drive Nashville TN 37205-1225

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April, 2015.

Kathleen H Dove

Kathleen Dove

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen Dove, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018