ADDRESS NEW OWNER:
Elizabeth Pagano McGuire

2725 Wortham Ave.
Nashville TN 37215

SEND TAX BILL TO:

New Owner

MAP & PARCEL NOS.:
11702011900

BILL GARRETT, Davidson County
Trans:T20150043295 DEEDWARR
Recvd: 06/03/15 08:57 3 pgs
Fees:18.00 Taxes:1286.86
20150603-0051546

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Catherine T. Turnley and Daniel Lee Davis, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Pagano McGuire** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Catherine T. Turnley and husband, Daniel Lee Davis, as tenants in common and not as tenants by the entirety nor as joint tenants, from Jean W. Turnley, by Warranty Deed recorded on February 18, 1997, in Book 10351, Page 566, Register's Office for Davidson County, Tennessee.

This is property with a common address of **2401 Sterling Road, Nashville, TN 37215**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee.

Property conveyed AS IS.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of June, 2015.

X _____

Catherine T. Turnley

X _____

Daniel Lee Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Catherine T. Turnley and Daniel Lee Davis, wife and husband,** with whom I am personally acquainted, or who 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 office this **1st** day of **June 2015.**

_____
Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1506-098

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $347,800.00.

_____
Affiant

Subscribed and sworn before me this 1st day of June, 2015.

_____
Notary Public
My Commission Expires: _____

JUDY B TYGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly part of Lot No. 3 of Block 4 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, Register's Office for said County described according to a copy of a survey thereof by Geo. W. Watkins, Surveyor, dated April 18, 1949, as follows:

Beginning at an iron pin in the northerly margin of Sterling Road 30 feet easterly from the common corner of Lots 2 and 3 of said block; thence easterly along a slight curve with the margin of said road, 123.5 feet to a point, the intersection of said road and Werthan Drive; thence with the westerly margin of Werthan Drive, formerly Midland Avenue, northerly 100 feet to an iron pin at the corner of Lots 3 and 4; thence with the line between said lots westerly 145.8 feet to an iron pin; thence southerly along the rear wall of a garage located on the westerly part of Lot 3, said line running between said garage, which is concrete block construction, and a frame shed attached to the rear of said garage, 29 feet to the southeast corner of said garage; thence southerly 139.4 feet to the beginning.