BILL GARRETT, Davidson County
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20150804-0076952

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shaun C. McGuinn, now known as Shaun C. Samples and Zackary O. Samples,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Gary R. Harrell, Jr. and Ashley L. Smith, both unmarried, as tenants in common with right of survivorship** , hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Easterly 63.5 feet of the southerly 192 feet of Lot No. 36 on the Plan of Belair, of record in Plat book 332, page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shaun C. McGuinn, unmarried by deed dated January 9, 2009 from Penelope A. McGuinn, married and Shaun C. McGuinn a/k/a Shaun C. McGuinn, unmarried of record as Instrument No. 200901160004230, said Register's Office.

MAP AND PARCEL: 104-15-292

This property is known as 2612 Westwood Avenue, Nashville, TN 37212

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 31st day of July, 2015.

Shaun C. Samples f/k/a Shaun C. McGuinn -Grantor by Zackary O. Samples ATTY in fact

Zackary O. Samples -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Shaun C. Samples and~~ Zackary O. Samples, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 4/27/2016

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zackary O. Samples as the Attorney in Fact for Shaun C. Samples, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as the Attorney in Fact of Shaun C. Samples for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 12/21/2016

Shaun C. Samples a/k/a Shaun McGuinn Samples.
Zackary Otis Samples a/k/a Zackary O. Samples.

Grantee(s) Name, Address:	Send Tax Statement To:
Gary R. Harrell, Jr. et al	~~New Owner~~ Capital One, N.A.
2612 Westwood Avenue	7933 Preston Road
Nashville, TN 37212	Plano, TX 75024

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$547,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 31st day of July, 2015.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

Affiant

Dana Delworth, NOTARY PUBLIC
my commission expires 10/18/16