Chapman and Rosenthal Title, Inc.

1620 Westgate Circle, Suite 150

Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE ROAD HENDERSONVILLE, TN 37075 FILE NO. 161264 BILL GARRETT, Davidson County Trans:T20160035861 DEEDWARR Recvd: 05/02/16 09:43 2 pgs Fees:13.00 Taxes:518.00 20160502-0042543	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for the transfer is $140,000.00. Affiant Subscribed and sworn before me, this 28th day of April, 2016 Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CHARLES A. RENN and ROSANNA P. RENN **303 JANNETTE AVENUE** **GOODLETTSVILLE, TN 37072**	New Owner	Map/Parcel: 033-08-0/088.00

FOR AND IN CONSDERATION 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, **MARGARET N. MCGUIRE, AN UNMARRIED WOMAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHARLES A. RENN and ROSANNA P. RENN, HUSBAND AND WIFE**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in the City of Goodlettsville, Davidson County, Tennessee, being Lot No. 268 on the Gatewood Subdivision, Section 2, of record in Book 3700, Pages 144 and 145, Register's Office for said County,

SAID Lot No. 268 fronts 64 feet on the northerly margin of Janette Avenue and extends back 130.6 feet on the easterly line and 218.9 feet on the westerly line to a line in the rear which is a broken line on which it measures 133.77 feet.

BEING the same property conveyed to Margaret N. McGuire from Margaret N. McGuire by Quitclaim Deed dated the 4th day of June, 2012, of record in Instrument Number 20120606-0049490, Register's Office for Davidson County, Tennessee. Prior conveyance to Charles W. McGuire and wife, Margaret N. McGuire, by Deed recorded June 26, 1978 in Book 5303, Page 284, Register's Office for Davidson County, Tennessee. Charles W. McGuire died in Davidson County, Tennessee, on January 10, 2007.

This is improved property known as 303 JANNETTE AVENUE, GOODLETTSVILLE, TN 37072.

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 28th day of April, 2016.

Margaret N. McGuire

MARGARET N. MCGUIRE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **MARGARET N. MCGUIRE**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 28th day of April, 2016.

Jennifer Quinn

Notary Public
My Commission Expires: 10/24/17

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY