WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170016629 DEEDWARR
Recvd: 02/27/17 08:46 2 pgs
Fees: 13.00 Taxes: 647.50
20170227-0018985

B-RT-17-622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF Feb, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-23-18

(AFFIX SEAL)

TRACY A. TEMPLETON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Howard Curtis Mcguire, Jr. and Joseph Brent Owens	**Howard Curtis Mcguire, Jr. and Joseph Brent Owens**	
(NAME)	(NAME)	
622 Southgate Avenue	**450 Pine Ridge Dr.**	**105-11-0-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Paris, TN 38242**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOWARD CURTIS MCGUIRE, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOWARD CURTIS MCGUIRE, JR., AS TO A ONE-HALF UNDIVIDED INTEREST AND JOSEPH BRENT OWENS AS TO A ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map showing a division into 11 Lots of Lots Nos. 17, 18 and 19 on the Plan of John P. Williams' Addition, of record in Plat Book 161, Page 70, in the Register's Office for Davidson County, Tennessee, for C. B. Kelley and Company, said Kelley Subdivision not being of record and described according to a copy of survey thereof made by W.A. Blanchard, Civil Engineer, August 19, 1946, as follows:

Said Lot fronts 50 feet on the North side of Southgate Avenue and runs back between parallel lines, parallel to and 279 feet West of the Westerly margin of Martin Street, 153 feet to a dead line, on which it measures 50 feet.

Being the same property conveyed to Edward J. Boles, Trustee by Quitclaim deed from Robert J. Boles and Donna Jean Boles of record in Instrument No. 20060714-0085078 Register's Office for Davidson County, Tennessee, dated June 13, 2006 and recorded on July 14, 2006 and within the same deed the said Edward J. Boles, Trustee, conveyed his interest in the subject property to Robert J. Boles and Donna Jean Boles, as tenants in common. The said Donna Jean Boles is deceased and Order to Probate recorded in Instrument No. 20140620-0054013.

Being the same property conveyed to Howard Curtis McGuire, Jr. by Warranty deed from Robert Jerry Boles, individually and as devisee under the last will and testament of Donna Jean Boles, deceased of record in Instrument No. 20161027-0113517 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 27, 2016.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 70, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **622 Southgate Avenue , Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23RD DAY OF Feb, 2017.

Howard Curtis McGuire, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD CURTIS MCGUIRE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23RD DAY OF Feb., 2017.

Traci A. Templeton
Notary Public
My Commission Expires: 10·23·18
(SEAL)

TRACI A. TEMPLETON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY

RETURN TO:
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
Security Bank + Trust Co.
P.O. Box 1209
Paris, TN 38242