Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(5)

BILL GARRETT, Davidson County
Trans:T20170058225 DEEDWARR
Recvd: 07/07/17 14:59 4 pgs
Fees:23.00 Taxes:780.70

20170707-0068626

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$211,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2017.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lamont Jordan	Lamont Jordan	**082-08-0-032.00**
624 Neill Ave	4027 Whites Creek Pike	
Nashville, TN 37206	Whites Creek, TN 37189	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vernon Ray McGuire, Howard E. Moore, Mary Louise Cross, Sylvia Pearl Kilgore, Laura Diana McGuire, Desmond McGuire, Narquita Russell and Gerald McGuire,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lamont Jordan, married

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 82 and 83 and the south 5 feet of Lot No. 81 on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract and Love-McFerrin Tracts of record in Plat Book 421, Page 52, in the Register's Office for Davidson County, Tennessee.

Said lots and part of lot adjoin and front together 75 feet on the westerly side of Neill Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roderick T. Foster and wife, Dorothy L. Foster by Warranty deed from Clarence M. Tisdale and wife, Mildred Tisdale of record in Book 3983, page 317, Register's Office for Davidson County, Tennessee, dated January 28, 1966 and recorded on January 31, 1966. The said Roderick T. Foster having predeceased Dorothy L. Foster. The said Dorothy Lee Foster a/k/a Dorothy Davie died intestate on June 17, 2008, leaving as her only heirs at law Vernon Ray McGuire, Lois Edward McGuire, Howard E. Moore, Mary Louise Cross and Sylvia Pearl Kilgore per Probate No. 08P-1763, Seventh Circuit Court for Davidson County, Tennessee (Probate Division) and Affidavit of Heirship of record in Instrument No. 20091106-0102702, Register's Office for Davidson County, Tennessee. The said Lois Edward McGuire having since died testate on November 20, 2011, and his interest in said property being vested in Laura Diana McGuire, Desmond McGuire, Narquita Russell also known as LaQuita Russell and Gerald McGuire as shown in Probate Case No. 12P-642, Seventh Circuit Court of Davidson County, Tennessee.

Grantors warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **624 Neill Ave, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with 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 in 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 Grantees, 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 6th day of July, 2017.

Vernon Ray McGuire

Vernon Ray McGuire

Howard E. Moore

Howard E. Mooore

Mary Louise Cross

Mary Louise Cross

Sylvia Pearl Kilgore

~~Silvia~~ **Pearl Kilgore**

(S.P.K.) Sylvia

Laura Diana McG by D I McG AIF

Laura Diana McGuire by Desmond McGuire her AIF

D I McG

Desmond McGuire

Narquita Russell by D I McG AIF

Narquita Russell by Desmond McGuire his AIF

Gerald McG by D I McG AIF

Gerald McGuire by Desmond McGuire his AIF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Vernon Ray McGuire**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2017.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10-3-2020

STATE OF INDIANA
COUNTY OF MARION

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Howard E. Moore**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2017.

Notary Public

My Commission Expires: 11-24-2024

RICHARD ALLEN HARDIN III
Seal
Notary Public - State of Indiana
Marion County
My Commission Expires Nov 24, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mary Louise Cross**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness ~~my hand,~~ at office, this 6th day of July, 2017.

~~Notary Public~~

My Commission Expires: 10.3.2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sylvia Pearl Kilgore**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness ~~my hand, at office,~~ this 6th day of July, 2017.

~~Notary Public~~

My Commission Expires: 10.3.2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Desmond McGuire**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Laura Diana McGuire**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Laura Diana McGuire**, the within named bargainor by the said **Desmond McGuire**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 6th day of July, 2017.

~~Notary Public~~

My Commission Expires: 10-3-20

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Desmond McGuire**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness ~~my~~ hand, at office, this 6th day of July, 2017.

~~Notary Public~~

My Commission Expires: 10-3-20

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Desmond McGuire**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Narquita Russell**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Narquita Russell**, the within named bargainor by the said Desmond McGuire, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 6th day of July, 2017.

GREGORY S PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10-3-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Desmond McGuire**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Gerald McGuire**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Gerald McGuire**, the within named bargainor by the said **Desmond McGuire**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 6th day of July, 2017.

GREGORY S PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10-3-2020