This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20170058453 DEEDWARR
Recvd: 07/10/17 09:31 2 pgs
Fees:13.00 Taxes:1357.90
20170710-0068776

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patrick McGirt and wife, Rebecca Searfoss 243 Cumberland Circle Nashville, TN 37214	new owners	096050-043.00

THIS INDENTURE, made this 30th day of June, 2017 between

Amy D. Carver fka Amy C. Dyer

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Patrick McGirt and wife, Rebecca Searfoss

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the unrecorded map showing the re-subdivision of Lot Nos. 45, etc., on the Plan of Bluefields, of record in Book 543, Page 34, Register's Office for said County, and being a part of original Lot No. 54 on said plan, described according to a copy of a survey thereof made April 6, 1940, by Z.J. Wilkinson, Surveyor as follows:

Beginning at a point in the North margin of Cumberland Circle, the common corner of Lots Nos. 1 and 2; thence with the line between said lots Northerly 275 feet; more or less, to a point in the line between Lot Nos. 54 and 57, being the common Northerly corner of Lot Nos. 1 and 2; thence Southwesterly 65 feet to a point, the common original corner of Lot Nos. 54 and 55; thence with the line between said lots, being the Westerly line of Lot No. 1 herein described, Southerly 264.3 feet to the North margin of Cumberland Circle thence with the margin of said Circle Easterly 76 feet to the point of beginning.

Being the same property conveyed to Amy C. Dyer by Warranty Deed dated 5/31/06 from James N. Kraeske and wife, Angela K. Kraeske of record in Instrument No. 20060605-0065558, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 243 Cumberland Circle, Nashville, TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

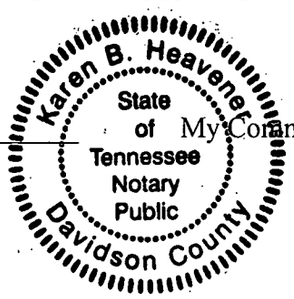
Amy D. Carver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Amy D. Carver, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of June, 2017.

Karen B. Heavener
Notary Public



My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $367,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of June, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

