THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170813125

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 2315 DEEDWARR
09/19/2017 01:04:29 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20170919-0095945

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2017.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John H. Egan and Sherry L. Egan	Paul Egan c/o Sayles Egan	Tax Parcel ID No.
104 Burgandy Hill Court	PO Box 121708	172-12-0A-047.00 CO
Nashville TN 37211	Nashville, TN 37212	

FOR AND IN CONSIDERATION 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, **Stacy D. Squires and Steve R. Squires, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John H. Egan and Sherry L. Egan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 58, as shown on the map entitled Section One, Bradford Hills, of record in Plat Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STACY D. SQUIRES and STEVE R. SQUIRES, wife and husband, by deed from RONALD D. DAVIS and HELEN N. DAVIS, TRUSTEES OF THE RONALD D. DAVIS AND HELEN N. DAVIS REVOCABLE LIVING TRUST DATED SEPTEMBER 30, 1996, of record in Instrument No. 20140916-0084972, dated August 28, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 172-12-0A-047.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Boundary Plan of record in Plat Book 7900, page 6, said Register's Office.

Matters shown on the Plan of record in Plat Book 7900, pages 110-112, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments,

charges and liens, contained in an instrument of record in Book 8069, page 170, said Register's Office.

By-Laws of Bradford Hills Homeowner's Association of record in Book 8071, page 531, said Register's Office.

Storm Water Detention Agreement of record in Book 8292, page 753, said Register's Office.

This is improved property located at 104 Burgandy Hill Court Nashville TN 37211

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 8th day of September, 2017.

Stacy D. Squires

Steve R. Squires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stacy D. Squires and Steve R. Squires, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018