RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF Davidson
Bill Garrett Davidson County Batch# 21153 DEEDWARR 11/02/2017 10:32:30 AM 3 pgs Fees: $18.00 Taxes: $1,183.63 20171102-0112484	The actual consideration or value, whichever is greater, for this transfer is $319,900.00. Affiant Subscribed and sworn to before me, this the 31st day of October, 2017. Notary Public My commission expires: 1-26-19

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ryann Leigh McGuire	First Community Mortgage	**081-03-0Z-002.00-CO**
1207 Cecilia Avenue	262 Robert Rose Dr Ste 101	
Nashville, TN 37208	Murfreesboro, TN 37129	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Invest South, LLC a/k/a InvestSouth, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryann L. McGuire, unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2138, together with an interest in the common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2136-2138 14th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161121-0122905, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Norman Johnson and wife, Cathy Johnson by Warranty Deed from James W. Burton, unmarried of record in Book 11032, Page 867, Register's Office for Davidson County, Tennessee, dated July 22, 1998 and recorded on July 23, 1998.

Being a portion of the same property conveyed to Superior Development, LLC, a Tennessee limited liability company by Warranty Deed from Norman Johnson and wife, Cathy Johnson of record in Instrument No. 20160818-0086527, Register's Office for Davidson County, Tennessee, dated August 17, 2016 and recorded on August 18, 2016.

Being a portion of the same property conveyed to Invest South, LLC, a Tennessee limited liability company by Quitclaim Deed from Superior Development, LLC, a Tennessee limited liability company of record in Instrument No. 20161121-0122904, Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 21, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

PLEASE NOTE: Invest South, LLC and InvestSouth, LLC are one and the same.

This is improved (__X__) unimproved (_____) property known as 1207 Cecilia Avenue, Nashville, TN 37208.

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 HANDS EFFECTIVE AS OF October 31, 2017:

Invest South, LLC

BY: Brandon C. Knox
ITS: Member

BY: Jason Lenard
ITS: Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon C. Knox and Jason Lenard , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Members of InvestSouth, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 31st day of October, 2017.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20171638R

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

