RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0871-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,400.00

Bill Garrett Davidson County
Batch# 22875 DEEDWARR
11/06/2017 03:17:55 PM 2 pgs
Fees: $13.00 Taxes: $1,067.08
20171106-0114083

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of November, 2017

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 9-22-20

Address of New Owner	Send Tax Bills To:	
Andrea Marie Bordeau 1215 Stockell Street Nashville, TN 37207-5452	BanCorpSouth P.O. Box 3356 Tupelo, MS 38803-3356	Map/parcel: 071-15-0-366.00 Account:

WARRANTY DEED

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, I/WE

Megan McClary, formerly known as Megan Kaiko Guimaraes

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

Andrea Marie Bordeau and Brent D. Williams, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davisdon COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot 132, Benedict Land Company's Subdivision, as shown on plat of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Megan Kaiko Guimaraes by Quitclaim Deed from Robert Guimaraes, dated 5/4/15 and recorded 6/3/15 in Instrument Number 20150603-0051495; and the same property previously conveyed to Megan Keiko Guimaraes and Robert Guimaraes, wife and husband, by Warranty Deed from Troy Shafer, unmarried, dated 8/31/11 and recorded 9/1/11 in Instrument Number 20110901-0068037, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1215 Stockell Street Nashville, TN, 37207-5452

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of November, 2017

Megan McClary

STATE OF TENNESSEE
COUNTY OF Davisdon

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Megan McClary, formerly known as Megan Kaiko Guimaraes and , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2017

Annemarie Cain
Notary Public

My Commission Expires: 2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY