Bill Garrett Davidson County
Batch# 43232 DEEDWARR
01/02/2018 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20180102-0000362

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,250,0000.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 29 day of December, 2017.

Notary Public
My commission expires: 7.19.21

Address of New Owner:	Send Tax Bills to:	Tax Information
WILLIAM WAYMAN 2401 STERLING ROAD NASHVILLE, TN 37215	NEW OWNER	117-02-0119.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH PAGANO MCGUIRE,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **WILLIAM WAYMAN AND ANN CARROLL, HUSBAND AND WIFE,** hereinafter called the Grantee, her successors 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 THE EASTERLY PART OF LOT NO. 3 OF BLOCK 4 ON THE PLAN OF E.L. HAMPTON'S SUBDIVISION OF THE STOKES TRACT, AS OF RECORD IN BOOK 974, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF BY GEO. W. WATKINS, SURVEYOR, DATED APRIL 18, 1949, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF STERLING ROAD 30 FEET EASTERLY FROM THE COMMON CORNER OF LOTS 2 AND 3 OF SAID BLOCK; THENCE EASTERLY ALONG A SLIGHT CURVE WITH THE MARGIN OF SAID ROAD, 123.5 FEET TO A POINT, THE INTERSECTION OF SAID ROAD AND WERTHAN DRIVE; THENCE WITH THE WESTERLY MARGIN OF WERTHAN DRIVE, FORMERLY MIDLAND AVENUE, NORTHERLY 100 FEET TO AN IRON PIN AT THE CORNER OF LOTS 3 AND 4; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 145.8 FEET TO AN IRON PIN; THENCE SOUTHERLY ALONG THE REAR WALL OF A GARAGE LOCATED ON THE WESTERLY PART OF LOT 3, SAID LINE RUNNING BETWEEN SAID GARAGE, WHICH IS CONCRETE BLOCK CONSTRUCTION, AND A FRAME SHED ATTACHED TO THE REAR OF SAID GARAGE, 29 FEET TO THE SOUTHEAST CORNER OF SAID GARAGE, THENCE SOUTHERLY 139.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH PAGANO MCGUIRE BY WARRANTY DEED FROM CATHERINE T. TURNLEY AND DANIEL LEE DAVIS, HUSBAND AND WIFE, DATED JUNE 1, 2015 OF RECORD IN INSTRUMENT NO. 20150603-0051546, DAVIDSON COUNTY REGISTER OF DEEDS.

This is improved property known as 2401 STERLING ROAD, NASHVILLE, TN 37215.

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 29th day of DECEMBER, 2017.

Elizabeth Pagano McGuire

ELIZABETH PAGANO MCGUIRE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ELIZABETH PAGANO MCGUIRE, 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 in NASHVILLE, TENNESSEE, this 29th day of DECEMBER, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18

(seal) BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal