PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3335S**

Bill Garrett Davidson County
Batch# 88300 **DEEDWARR**
05/04/2018 12:54:37 PM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20180504-0042869

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles F. Maguire, Trustee of the Charles F. Maguire Revocable Living Trust, an undivided one half interest and Roberta D. Maguire, Trustee of the Roberta D. Maguire Revocable Living Trust, an undivided one half interest,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Drew D. Doran and Kate E. Doran, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Phase One Abbottsford, as of record in Book 6250, page 419-421, as amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Charles F. Maguire, Trustee of the Charles F. Maguire Revocable Living Trust, an undivided one half interest and to Roberta D. Maguire, Trustee of the Roberta D. Maguire Revocable Living Trust, an undivided one half interest, by Quitclaim Deed from Charles F. Maguire and wife, Roberta D. Maguire, dated 05/25/2005 and filed for record on 06/02/2005 in Instrument Number 20050602-0062771, Register's Office for Davidson County, Tennessee.

This is improved property also known as 217 Kensington Park, Nashville, Tennessee, 37215.

Map and Parcel: 117130B10900CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 2nd day of May, 2018.

Charles F. Maguire Revocable Living Trust

BY: Charles F Maguire, trustee
Charles F. Maguire, Trustee

Roberta D. Maguire Revocable Living Trust

BY: Roberta D Maguire trustee
Roberta D. Maguire, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles F. Maguire, Trustee for the Charles F. Maguire Revocable Living Trust, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seal this 2nd day of May, 2018.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 12/19/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roberta D. Maguire, Trustee for the Roberta D. Maguire Revocable Living Trust, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and official seal this 2nd day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 12/19/2021

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$810,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 2nd day of May, 2018.

Affiant

NOTARY PUBLIC

My commission expires: March 3, 2020

Grantee(s) Name, Address:	Send Tax Statement To:
Drew D. Doran and Kate E. Doran	NEW OWNER
217 Kensington Park	
Nashville, TN 37215	