Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 111360 DEEDWARR
07/02/2018 10:37:10 AM 2 pgs
Fees: $13.00 Taxes: $3,622.30

20180702-0063746

**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 $979,000.00.**

**Affiant**

**Subscribed and sworn to before me, this** 29 **day of** June, 2018.

**Notary Public**
**My commission expires:** _____

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| MALCOLM LEIGHTON LILES<br>2725 WORTHAM AVENUE<br>NASHVILLE, TN 37215 | NEW OWNER | 117-02-0118.00 |

## 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 P. McGuire and John McGuire, wife and husband,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Malcolm Leighton Liles and Melissa Bush Liles, 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 LOT 4, BLOCK 4, A DEVELOPMENT OF STOKES TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 24, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH P. MCGUIRE AND JOHN MCGUIRE, WIFE AND HUSBAND, BY WARRANTY DEED DATED AUGUST 27, 2014 FROM MICHAEL B. HEMPHILL AND NATALIE C. HEMPHILL, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20140829-0078983, DAVIDSON COUNTY REGISTER OF DEEDS.

This is improved property known as 2725 WORTHAM AVENUE, 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 JULY, 2018.

ELIZABETH P. MCGUIRE

JOHN MCGUIRE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ELIZABETH P. MCGUIRE AND JOHN 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 JUNE, 2018.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18

