Bill Garrett Davidson County
Batch# 119395 DEEDWARR
07/23/2018 03:26:28 PM 3 pgs
Fees: $18.00 Taxes: $972.73
20180723-0071723

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Bryn Lyon & Matthew Bragg
2549 Stinson Rd.
Nashville, TN 37214

SEND TAX BILL TO:
GUILD MORTGAGE CO.
5818 COPLEY DRIVE
SAN DIEGO, CA 92111

MAP/PARCEL 084-16-0-045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Olga Montiel, a married woman, and Wayne McPherson, a married man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Matthew Bragg, single, and Bryon Lyon, single, as joint tenants with rights to survivorship, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hargis Heights of record in Plat Book 974, Page 82, in the Register's Office for Davidson County, Tennessee, described as follows, to wit:

Beginning at a point in the Northerly margin of Stinson Road, the common corner of Lot Nos. 13 and 1; thence with the line between said lots Northerly 200 feet to the South line of the Hurt Land; thence with the line o the same South 85 degrees East 110 feet to the margin on the right of way of the Tennessee Central Railroad; thence with the margin of the same South 43 degrees 30' East 60.3 feet to the common corner of Lot Nos. 14 and 15; thence with the line between said Lots Southeasterly 192 fee to the margin of Stinson Road; thence with the margin of same, around a slight curve, Westerly 75 feet to the point of beginning.

Being the same property conveyed to Olga Montiel, a single woman by Warranty deed from Richard S. Tekely, married of record in Instrument No. 20121129-0109507 Register's Office for Davidson County, Tennessee, dated November 27, 2012 and recorded on November 29, 2012.

Being the same property conveyed to Olga Montiel, a married woman and Wayne David McPhearson, a married man by Quitclaim deed from Olga Montiel, a married woman of record in Instrument No. 20170110-0002769 Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 10, 2017.

Olga Montiel is also known as Olga McPherson.

Being also known as 2549 Stinson Rd. Nashville, Tennessee 37214.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements,

zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 18th day of July, 2018.

WITNESS MY HAND on this the 18th day of July, 2018

Olga Montiel by Wayne McPherson as Attorney in fact

Olga Montiel by Wayne McPherson as Attorney-in-Fact

Wayne McPherson

Wayne McPherson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (both)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, ~~**Olga Montiel and**~~ **Wayne McPherson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of July, 2018.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-02-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $262,900.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of July, 2018.

Carmen Coats

NOTARY PUBLIC

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Power of Attorney Acknowledgement

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne McPherson, as attorney-in-fact for Olga Montiel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Olga Montiel, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Olga Montiel, and recorded simultaneously herewith in Instrument 20180723007172 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 18th day of July, 2018.

Notary Public

Commission Expires: 10-01-19

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY