File 30951-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 121074 DEEDWARR
07/26/2018 10:16:19 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180726-0072894

R-VRES-18-1527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Noah Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tate Lanford	"New Owner(s)"	
(NAME)	(NAME)	**072-14-0-232.00**
1527 Douglas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN J. MCGUIRE AND JOCELYN H. MCGUIRE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TATE LANFORD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition, of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen J. McGuire and Jocelyn H. McGuire, husband and wife by Warranty Deed from Jacqueline M. Peters, Trustee of the Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006, of record in Instrument No. 20130611-0059113, Register's Office for Davidson County, Tennessee, dated June 06, 2013 and recorded on June 11, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1527 Douglas Avenue, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 24th DAY OF JULY, 2018.

Stephen J. McGuire by [signature] AS ATTORNEY IN FACT
Stephen J. McGuire by Nathan Keith as Attorney in Fact

Jocelyn H. McGuire by [signature] AS ATTORNEY IN FACT
Jocelyn H. McGuire by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN J. MCGUIRE AND JOCELYN H. MCGUIRE, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN J. MCGUIRE AND JOCELYN H. MCGUIRE.

Witness my hand and official seal, this the 24th of July, 2018.

[signature]
Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
[redacted]
Nashville, TN 37212

Attorneys Title Company Inc.
2927 Berry Hill Dr.
Nashville, TN 37204