STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $202,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of November, 2019.

April D. Wideman
NOTARY PUBLIC

My commission expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 318519 DEEDWARR
11/22/2019 11:56:36 AM 2 pgs
Fees: $13.00 Taxes: $747.40

20191122-0120932

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jayashree Krishnamurthy (NAME)	F & M Bank (NAME)	053-03-0-013.00
1220 Berry Street (ADDRESS)	50 Franklin Street (ADDRESS)	
Old Hickory, TN 37138	Clarksville, TN 37040	

Warranty Deed

For and in Consideration of the sum of $202,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Daniel Riley McGuire and Alyssa McGuire, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jayashree Krishnamurthy, married woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 149, as shown on the map entitled the Plan of Village of Old Hickory, Section C, of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL RILEY MCGUIRE, UNMARRIED, by deed from BRADY JAMES, of record in Instrument No. 20130529-0053934, in the amount of $118,500.00, dated May 10, 2013 , said Register's Office.

This property is __unimproved _X_improved property known as: 1220 Berry Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of November, 2019.

Daniel Riley McGuire

Alyssa McGuire

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Riley McGuire amd Alyssa McGuire, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2019.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122