WARRANTY DEED

Karen Johnson Davidson County
Batch# 475259 **DEEDWARR**
09/14/2020 01:26:54 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200914-0104632

P-QL-20-6046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-8-2021
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
James McIntire	**Quicken Loans, LLC**	
(NAME) **6046 Cargile Road**	(NAME) **1050 Woodward Avenue**	**115-16-0-056.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Detroit, MI 48226-1906**	
(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, **F. A. MCINTIRE, JR AND WIFE, MARTHA B. MCINTIRE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES MCINTIRE, AN UNMARRIED MAN,** 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. 80 on the Plan of Harding Park of record in Plat Book 2331, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 80 fronts 261 feet on the Northeasterly side of Carglie Road as measured partly around a curve, and extends back 259.3 feet on the Northwesterly line and 206.6 feet on the Southeasterly line to a dead line in the rear on which it measures 123.3 feet.

Being the same property conveyed to F. A. McIntire, Jr and wife, Martha B. McIntire by Warranty deed from Bruce B. Sague and wife, Judy T. Sague of record in Book 3615, page 341, Register's Office for Davidson County, Tennessee, dated August 29, 1963 and recorded on August 30, 1963.

This conveyance is subject to:
- Davidson County Taxes for the year 2020, and any subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 2331, Page 120, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2542, Page 486, in the 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: **6046 Cargile Road, Nashville, Tennessee 37205**.

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 sha l be applicable to all genders.

STEPHEN MCINTIRE executes this instrument on behalf of F.A. McIntire and Martha B. McIntire pursuant to a Power of Attorney, dated June 21, 2018, and of record in Instrument No. * in the Register's Office of Davidson County, Tennessee.

* 20200914-0104630 ; 20200914-0104631

Witness my/our hand(s) this the 24 DAY OF AUGUST, 2020.

F A MCINTIRE JR BY: [signature], ATTORNEY IN FACT
F. A. McIntire, Jr By: Stephen McIntire, Attorney in Fact

MARTHA B MCINTIRE BY: [signature], ATTORNEY IN FACT
Martha B. McIntire By: Stephen McIntire, 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,STEPHEN MCINTIRE, 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 F. A. ~~AUTHUR~~ MCINTIRE, JR AND MARTHA B. MCINTIRE, and who acknowledged he/she/they executed the same as the free act and deed of the said F. A. MCINTIRE, JR AND MARTHA B. MCINTIRE.

Witness my hand and official seal, this the 24th of August, 2020.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212