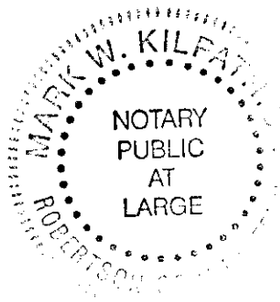
# WARRANTY DEED




STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF MARCH, 2002.**

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Alex K. Guzman** | HomeBuyers Financial Services | **165-13-0-A-040.00 CO** |
| (NAME) | (NAME) | |
| **4132 Pepperwood Drive** | 3100 McKinnon | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | Dallas, TX 75201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Scott D. Miller and Angela D. Miller**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex K. Guzman, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 384 on the Plan of Section Four, Peppertree Forest. PUD,as of record in Plat Book 7900, Page 426, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Scott D. Miller Angela D. Miller by deed of record in Book 9000, Page 224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4132 Pepperwood Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 03/28/02 08:14 2pgs
Fees:13.00 Taxes:384.43
20020328-0037887

Witness **my/our hand(s)** this **25th day of March, 2002**.

Scott D. Miller

Angela D. Miller

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Scott D. Miller and Angela D. Miller the bargainor(s), 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 at Nashville, Tennessee, this 25th day of March, 2002.

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
My Commission Expires