WARRANTY DEED

PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expire.
October 25, 2003
STATE OF TENNESSEE

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Guenin	**SAME AS NEW OWNERS**	163-11-C-19CO
(NAME)	(NAME)	
537 Upsall Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Janice Austin-Thompson,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William H. Guenin, ****
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:

***and husband, Roy Thompson** ** and Thomas R. Guenin

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Revised Bell Forge Village III, Section Five, as shown on plat of record in Plat Book 6900, Page 632, amended by Book 7524, Page 552, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Janice C. Austin, single by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 8862, Page 907, Register's Office for Davidson County, Tennessee. The said Janice C. Austin having since married and is now known as Janice Austin-Thompson. Roy Thompson joins in this conveyance to relinquish any and all right, especially marital rights, which he may have in said property by virtue of his marriage to Janice C. Austin-Thompson. Janice C. Austin being one and the same person as Janice C. Austin-Thompson and Janice Austin-Thompson

unimproved ☐

This is improved ☒ property, known as 537 Upsall 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.

Witness my hand this 4th day of October, 2002.

Janice Austin-Thompson

Roy Thompson

NOTARY PUBLIC T. SHIPLEY

Davidson County DEEDWARR
Recvd: 10/08/02 12:23 2pgs
Fees:13.00 Taxes:499.50
[redacted]
20021008-0122594

This instrument is being re-recorded for the purpose of adding a Grantee.

RE-RECORD

Davidson County DEEDWARR
Recvd: 03/17/03 11:08 2pgs
Fees:12.00 Taxes:0.00
20030317-0034998

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 Janice Austin-Thompson and Roy Thompson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of October, 2002.

Commission expires: 5-30-04

Notary Public

expires May 30, 2004

SEAL: Please see Page #1