AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/04/03 07:34 2pgs
Fees:13.00 Taxes:1165.50

20030904-0127999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/22/04

(AFFIX SEAL)

VALERIE HOUSE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar D. Guillamandegui	SunTrust Mortgage, Inc.	117-8-116
(NAME)	(NAME)	
2910 Belmont Blvd.	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Baltimore, MD 21279-0041	
(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,

KENNETH ROBERTS JR. AND WIFE, SUSAN F. ROBERTS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OSCAR D. GUILLAMONDEGUI AND TARAH M. KUHN, HUSBAND AND WIFE

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. 2 on Map 4 of the Subdivision Lot 160 and other lots on the plan of Victoria Place of record in Book 421, page 4, Register's Office for said County.

Being the same property conveyed to Ken Roberts, Jr. and Susan Fondren, as joint tenants with rights of survivorship by deed from Kirk C. Dearman and spouse Deby Dearman of record in Book 10221, page 852, Register's Office for Davidson County, Tennessee, and further Quit Claimed as Kenneth L. Roberts, Jr. and wife, Susan Fondren Roberts by Quitclaim Deed of record in Instrument No. 2000060500557[illegible] Register's Office for Davidson County, Tennessee.

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THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2910 Belmont Blvd., Nashville, TN 37212

(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/our hand(s) this 27th day of August, 2003.

Kenneth Roberts Jr.

Susan F. Roberts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Roberts Jr. and wife, Susan F. Roberts, 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 Brentwood, Tennessee this 27th day of August, 2003

Commission expires: 1/6/04

VALERIE HOUSE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Valerie House

Notary Public