Box 8

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 01/24/06 14:01 2 pgs
Fees:13.00 Taxes:667.11
20060124-0009177

W & I Ref( _____ ) Title No: 46861
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Ryan M. Guillemet<br>612 Twin Oaks Court<br>Nashville, Tennessee 37221 | Countrywide Home Loans, Inc.<br>801 Crescent Centre Drive<br>Suite 520<br>Franklin, Tennessee 37067 |

**TAX MAP-PARCEL NUMBERS:** 133040A01500CO

# *WARRANTY DEED*
***(Corporate)***

**FOR AND IN CONSIDERATION** of the sum of **$180,300.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gianikas Contractors, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan M. Guillemet** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
**To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Twin Oaks Subdivision Section 2 Phase 2 of record in Doc. No. 20021206-0150674 to which Plan reference is hereby made for a complete description.

Being part of the same property conveyed to Gianikas Contractors, Inc., a Tennessee Corporation, erroneously referred to as "George Gianikas General Contractor, a Tennessee Corporation" by deed from Glen Associates, a Tennessee Joint Venture, dated August 6, 1999, of record in Book 11614, page 552, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20021206-015674, said Register's Office, which Plan shows a minimum building setback line to which Plan reference is hereby made for a complete description The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20041014-0123735 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 612 Twin Oaks Court, Nashville, Tennessee 37211**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of November, 2006.

**Gianikas Contractors, Inc.**

**By: John Gianikas**
Title: **Vice President**

**State of** TENNESSEE

**County of** DAVIDSON

Before me, the undersigned, personally appeared **John Gianikas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President** (or other officer authorized to execute this instrument) of **Gianikas Contractors, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 20th day of November, 2006.

My Commission Expires:

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary Public

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $180,300.00

Affiant

Sworn and subscribed before me this the 20th day of November, 2006.

My Commission Expires:

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary Public

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007