WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2006.

Notary Public

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

Davidson County DEEDWARR
Recvd: 04/19/06 14:12 2 pgs
Fees:13.00 Taxes:310.80
20060419-0044902

THIS INSTRUMENT WAS PREPARED BY
American Title Sercive, Inc., 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angy Khalil	JPMorgan Chase Bank, NA	75--15-21
(NAME)	(NAME)	
833 Netherlands Drive	4919 Memorial Highway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tampa, FL 33634	
(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, **Danny R. Guy and Nicole C. Guy, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angy Khalil, 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 located in Davidson County, Tennessee, and being lot 31-A on the plan of Zone Lot Division Lots 31,35,36,37, and 38, Meadows of Tulip Grove, Section Two, of record in Book 6250, Page 754, as amended in Book 6250, Page 999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danny R. Guy and wife, Nicole C. Guy, by Warranty Deed from Veronica Ladon Oliver McKinney and husband, Edward McKinney, of record in instrument number 20040624-0074753, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 6250, Page 754 and Book 6250, page 999, , Register's Office for Davidson County, Tennessee,

Subject to restrictions of record in Record Book 6250, Page 999; Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 833 Netherlands Drive, Hermitage, TN 37076
(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 our hands this 13th day of April, 2006.

Danny R. Guy

Nicole C. Guy

STATE OF TENNESSEE

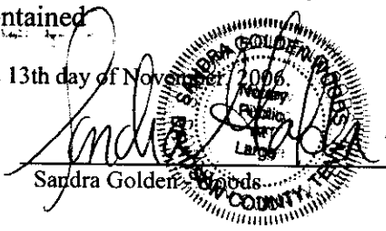
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Danny R. Guy and Nicole C. Guy, husband and wife, the bargainor(s), with whom I am personally

aquainted 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 Mount Juliet, Tennessee this 13th day of November, 2006.

Commission expires: November 25, 2006



Sandra Golden Woods Notary Public