WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible] Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 2006 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/07/06 13:56 2 pgs
Fees:13.00 Taxes:625.30
20060807-0096577

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 09/03/2007

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Guttowsky and Elizabeth Guttowsky	**SAME**	**161-10B 200.00 CO**
(NAME) **4804 Enoch Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS)	
(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, **Desiree Denice Speelman and Michael J. Lumbert, an unmarried man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Guttowsky and Elizabeth Guttowsky, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 46, VILLAGES OF BRENTWOOD, PHASE ELEVEN (BRENTWOOD SUMMIT), as shown on plat of record in Plat Book 9700, Page 949, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Coastal Capital Properties, Inc., Trustee for Enoch Land Trust to Desiree D. Speelman and Michael J. Lumbert as recorded on the 31st day of May, 2006 in Instrument No. 20060531-0064085; Warranty Deed from Michael James Lumbert, unmarried and Desiree Denice Speelman, unmarried to Coastal Capital Properties, Inc., Trustee for Enoch Land Trust as recorded on the 19th day of October, 2005 in Instrument No. 20051019-0125976; and Warranty Deed from NVR, Inc. a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc. to Michael James Lumbert, unmarried and Desiree Denice Speelman, a/k/a Desiree Denise Speelman, unmarried as recorded on the 8th day of March, 2001 in Instrument No. 20010308-0021979 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4804 Enoch Drive, Nashville, TN 37211**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the 1st day of August, 2006.

Desiree Denice Speelman

Michael J. Lumbert

NOTARY PUBLIC ST. CLAIR COUNTY MICHIGAN

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Desiree Denice Speelman and Michael J. Lumbert, whom I am personally acquainted and who upon his/her/their oath acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 1 day of August, 2006.

Janet M. Pytlowany
NOTARY

MY COMMISSION EXPIRES:

January 2009

