# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,900.00

Courtney Jackson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF MAY, 2007.

Rosemary P Smithson
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/11/07

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 05/18/07 13:26 2 pgs
Fees:13.00 Taxes:595.33
20070518-0059678

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02094 WILLIAMS NM

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Joshua Lee Williams and Teresa Kathleen Gunther | Same | 161-10B-116.00 CO |
| 5517 Fairhaven Drive | | |
| Nashville, TN 37211 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**BRANDI L. GUY OLLIS, AND HUSBAND, JUSTIN OLLIS**

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

**JOSHUA LEE WILLIAMS AND TERESA KATHLEEN GUNTHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5517 Fairhaven Drive, Nashville, TN 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 16th day of May, 2007.

Brandi Guy Ollis
Brandi L. Guy Ollis

Justin Ollis

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, BRANDI L. GUY OLLIS and JUSTIN OLLIS, the bargainor(s), 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 Franklin, Tennessee, this 16th day of May, 2007.

Notary Public_____

My Commission Expires:_____

NORA M. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES OCTOBER 2, 2007

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 404 ON THE PLAN OF SECTION REVISION, PHASE SIX, VILLAGES OF BRENTWOOD, OF RECORD IN PLAT BOOK 6900, PAGE 316, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BRANDI L. GUY, AN UNMARRIED WOMAN BY WARRANTY DEED FROM LARRY R. MCGOOGIN AND WIFE, ANGELA C. MCGOOGIN, RECORDED ON THE 7TH DAY OF November, 2005 IN INSTRUMENT NO. 20051107-0134870, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BRANDI L. GUY HAVING SINCE MARRIED AND IS KNOW KNOWN AS BRANDI L. GUY OLLIS.

JUSTIN OLLIS, HUSBAND OF BRANDI L. GUY OLLIS, JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY HIS MARITAL INTEREST, IF ANY, IN SUBJECT PROPERTY.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.