WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance A. Sinclair	Constance A. Sinclair	105-11-0-085
(NAME)	(NAME)	
925 Halcyon Avenue	925 Halcyon Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, Aaron Guilmette, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Constance A. Sinclair, 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 in Davidson County, Tennessee, being Lot No. 19, on the Plan of Hamilton Property, Subdivision of Lot No. 15 and Resubdivision of parts of Lot Nos. 11, 12 and 13 of Horton Plan recorded in Chancery Court Book 1, page 44, original subdivision of parts of Lot Nos. 11, 12 and 13 is recorded in Book 974, page 17, and now of record in Book 974, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron Guilmette, unmarried, by deed from Christopher L. Curylo and wife, Madie Curylo, of record as Instrument NO. 20041124-0140975, dated November 22, 2004, said Register's Office.

This conveyance is subject to: 2007 county property taxes, a lien, but not yet due and payable; and all matters of record on the Plan of Hamilton Property and of the Horton Plan.

unimproved ☐
This is improved ☒ property, known as 1710 Stewart Place, Nashville, TN ~~37206~~ 37203

(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 hand this 25th day of June, 2007.

Aaron Guilmette

Davidson County DEEDWARR
Recvd: 06/27/07 12:02 2 pgs
Fees:13.00 Taxes:634.55

20070627-0076756

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Guilmette, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this 28th day of June, 2007.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 20, 2010