File No. 270700369

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/07 11:39 2 pgs
Fees:13.00 Taxes:809.93

20070726-0088806

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: Aug. 30, 2008

(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Sterling Mills	PrimeTrust Bank	172-12-0B 334.00
(NAME) 3040 Cody Hill Rd.	(NAME) P.O. Box 210618	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CRAIG S. GUTH AND WIFE, CAROLYN R. GUTH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS STERLING MILLS AND WIFE, LESLIE L. MILLS**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 231 on the Plan of Bradford Hills, Section Fourteen, as shown by plat of record in Book 7900, Page 6, and as amended in Book 7900, Page 739, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Craig S. Guth and wife, Carolyn R. Guth by Warranty Deed from Christopher O. Kohler and wife, Ena Shea B. Kohler, dated June 29, 2005, and of record in Instrument No. 20050705-0076857, Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Pages 6 and 739, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8071, Page 520, Register's Office for said County.

QuitClaim Deed to Homeowner's Association for Open Space as shown of record in Book 8154, Page 304, Register's Office for said County.

By-Laws as shown of record in Book 8071, Page 531, Register's Office for said County.

Restrictive Covenants of record in Book 8069, Page 170, Book 8372, Page 901, Book 8634, Page 799, Book 8885, Page 519 and Book 9227, Page 69, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3040 Cody Hill Rd., 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 19th day of July, 2007.

Craig S. Guth by Carolyn R. Guth
Craig S. Guth, by Carolyn R. Guth, Attorney in Fact. Attorney-in-Fact

Carolyn R. Guth
Carolyn R. Guth

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 Carolyn R. Guth the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of July, 2007.

Commission expires: Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carolyn R. Guth, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No. 200707260088805, Registers Office for Davidson, the **Attorney-in-Fact** of Craig S. Guth (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 19th day of July, 2007.

My Commission Expires:. Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public.

File Number: 270700369

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027