Davidson County DEEDWARR
Recvd: 04/11/08 10:01 2 pgs
Fees:13.00 Taxes:565.73

20080411-0036833

WARRANTY DEED

ET-08-0756

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES 1-24-11
(AFFIX SEAL)

SHONDA WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Guerriero	Peoples Home Equity (NAME)	
240 Morton Avenue	4300 Sidco Dr. #200	119-14-95.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we APRIL M. SNYDER-ANDREWS, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHRYN GUERRIERO, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 13, WOODBINE COURTS, BLOCK A, as shown on plat of record in Plat Book 1130, Page 39, 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 to April M. Snyder by Warranty Deed from James B. Hurt, recorded on the 6th day of April, 2001 in Instrument No. 20010406-0034025, in the Register's Office of Davidson County, Tennessee.

Brian Andrews, spouse of April M. Snyder-Andrews, joins in this conveyance to convey any and all interest he may have in and to said property, marital or otherwise.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 1130, page 39; Book 1163, page 441; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 240 Morton Avenue, Nashville, Tennessee 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 hand(s) this 9th day of April, 2008.

April M. Snyder-Andrews

Brian Andrews

STATE OF Tennessee
COUNTY OF Wilson

On this the 9th day of April, 2008, before me personally appeared April M. Snyder-Andrews and Brian Andrews to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of April, 2008.

Shonda Worthington

Notary Public

SHONDA WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 7-24-11

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520