WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/08 15:06 2 pg
Fees:13.00 Taxes:444.00

20080903-0090398

NIXON RESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Lydia Guachino
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 02/14/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lydia Guachino	**Wells Fargo Home Mortgage**	**53-9-88**
(NAME)	(NAME)	
1400 Apache Lane	**P.O. Box 11701**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Newark, NJ 07101-4701**	
(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, **Reginald Gardner and wife, Schemika Gardner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lydia Guachino, an unmarried woman**, 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. 57B, Zone Lot Division of Lots 51, 54, 55 and 57, Kimbolton, Phase II of record in Plat Book 6900, page 891, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Reginald Gardner and wife, Schemika Gardner by deed dated May 29, 2002 from Anthony D. Peterson and wife, Tracsey L. Peterson of record in Instrument No. 20020603-0066403, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants, and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1400 Apache Lane, Madison, TN 37115**

(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 our hands this 29th day of August, 2008.

Reginald Gardner

Schemika Gardner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reginald Gardner and wife, Schemika Gardner, the bargainors, 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 Nashville, Tennessee this 29TH DAY OF AUGUST, 2008.

Commission expires:

02/14/2009

Notary Public

NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY