RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Bill W Guinn
Affiant

Subscribed and sworn to before me, this 1ST DAY OF APRIL, 2009.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090021958 DEEDWARR
Recvd: 04/02/09 14:38 2 pgs
Fees:13.00 Taxes:614.20

20090402-0029912

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bill Guinn and Susan Guinn	New Owner (NAME)	84-4A-318CO
318 Autumn Chase Dire (ADDRESS)	(ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS; cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Loretta Gilbert, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bill Guinn and Susan Guinn, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 318 OF AUTUMN CHASE CONDMINIUMS, A HORIZONTAL PROPERTY REGIME AS ASHOWN ON THE PLAT OF AUTUMN CHASE CONDOMINIUMS, RECORDED AS EXHIBIT "A" AND DESCRIBED IN A MASTER DEED AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN BOOK 7718, PAGE 418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIONS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, OWNERS AND TENANTS OF AUTUMN CHASE CONDOMINIUMS, CONATED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 7718, PAGE 418, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO LORETTA E. GLIBERT, A WIDOW, BY DEED FROM ERA E. WILLIAMS AND RAYMOND RUTHERFORD, HER HUSBAND DATED APRIL 12, 1995 OF RECORD IN BOOK 9651, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 318 Autumn Chase Drive, Nashville, TN 37214
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 1st day of April, 2009.

Loretta Gilbert

STATE OF Texas

COUNTY OF Tarrant

I, Chantal Marquez a Notary Public of the County and State first above written, do hereby certify that Loretta Gilbert personally appeared before me this 31 day of March, 2009, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31 day of March, 2009.

Notary Public

My Commission Expires: 1/8/11

(Seal)

CHANTAL MARQUEZ
Notary Public, State of Texas
My Commission Expires
January 08, 2011

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027