RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 [illegible] HILLS DR
NASHVILLE TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

WARRANTY DEED

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Margaret W. Linville, unmarried	New Owner	95-2-122
	(NAME)	
2207 June Drive		
(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 Bill W. Guinn and wife, Margaret S. Guinn, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Margaret W. Linville, unmarried, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF WALNUT GROVE AS OF RECORD IN BOOK 2133, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BILL W. GUINN AND WIFE, MARGARET S. GUINN BY DEED FROM PAUL NELMS AND WIFE, ELIANE NELMS DATED OVOTBER 6, 1981, OF RECORD IN BOOK 5806, PAGE 387, SAID 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 2207 June 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.

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

BILL GARRETT, Davidson County
Trans:T20090021958 DEEDWARR
Recvd: 04/02/09 14:39 2 pgs
Fees:13.00 Taxes:532.80
20090402-0029913

WARRANTY DEED
(Continued)

Bill W. Guinn

Bill W. Guinn

Margaret S. Guinn

Margaret S. Guinn

STATE OF Tennessee

COUNTY OF Williamson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Bill W. Guinn and wife, Margaret S. Guinn personally appeared before me this 1st day of April, 2009, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of April, 2009.

Connie Hooper

Notary Public

My Commission Expires:

(SEAL)

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

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