Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Warranty Deed

BILL GARRETT, Davidson County
Trans: T20090044575 DEEDWARR
Recvd: 07/02/09 12:34 2 pgs
Fees: 13.00 Taxes: 427.35
20090702-0061830

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $115,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2009.

Notary Public

My commission expires: 06/23/10

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicole Wheeler	MAGNA BANK	Map: 52-13-B
1203 Alandee Street	P.O. BOX 17257	Parcel: 84.00CO
Nashville, TN 37214	MEMPHIS, TN 38187-0257	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALLISON GUIDRY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE WHEELER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 127 on the Condominium Site Plan, Phase II-C, Section 3, on the plan of River Glen, of record in Book 9700, pages 18 and 19, described in the Declaration of Covenants, Conditions, and Restrictions of record in Book 6762, Page 208, and Instrument No. 20020425-0051349; and as established by the Master Deed of record in Book 7566, Page 571; amended in Book 10630, Page 495; amended in Instrument No. 20040915-0111299; and Resolution in Instrument No. 20040915-0111301, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison Guidry, unmarried by deed from Rebecca J. Campbell, nka Rebecca J. Morrissey, a married woman of record in Instrument Number 20070607-0068183, said Register's Office, dated May 24, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1203 Alandee Street, Nashville, TN 37214.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2009.

Allison Guidry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allison Guidry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2009.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY