WARRANTY DEED

Return to: Fi[illegible]9-B
First Titl[illegible] Co.
ftec file [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew L. Guthrie	Flagstar Bank FSB	Map 83-6
(NAME)	(NAME)	
207 Fall Street	5151 Corporate Dr.	Parcel 175
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Troy, MI 48098	
(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, I, **JACQUELYN C. GRANT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW L. GUTHRIE AND WIFE, JENNIFER L. GUTHRIE**, 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 the east one-half of Lot No. 6 on the Map of Sneed & Hamilton's Resubdivision of certain lots in First Subdivision of Brownsville of record in Plat Book 161, page 149, Register's Office for Davidson County, Tennessee.

Said pat of said lot fronts 50 feet on the northerly side of Fall Street and runs back between lines 150 feet to an alley.

Being the same property conveyed to Jacquelyn C. Grant by deed from Evia Manier Morton of record in Book 9217, page 995, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 161, page 149, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 207 Fall Street, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20090075013 DEEDWARR
Recvd: 11/03/09 14:09 3 pgs
Fees:18.00 Taxes:444.00

20091103-0101585

Witness my hand this 28 day of October, 2009.

Romany Grant
attorney in fact for Jacquelyn C Grant
Jacquelyn C. Grant
By: Romany Grant, Her Attorney in Fact

STATE OF CALIFORNIA

COUNTY OF _____

On this _____ day of _____, 2009, before me personally appeared Romany Grant, to me known to be the person who executed the foregoing instrument on behalf of Jacquelyn C. Grant and acknowledged that he executed the same as the free act and deed of Jacquelyn C. Grant.

Witness my hand and official seal at _____, California, this _____ day of _____, 2009.

Commission expires:

PLEASE SEE ATTACHED CALIFORNIA NOTARY ACKNOWLEDGEMENT

Notary Public

CALIFORNIA NOTARY ACKNOWLEDGEMENT

(ATTORNEY IN FACT)

State of California

County of Santa Clara

On 28th October 2009 before me, A.K. Nigam, Notary Public

personally appeared Romany Grant

(attorney-in-fact for Jacquelyn C. Grant)

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

A. K. NIGAM
Commission # 1840668
Notary Public - California
Santa Clara County
My Comm. Expires Mar 27, 2013

Signature _____ (Seal)

OPTIONAL

This certificate is attached to the document detailed below.

Title or Type Warranty Deed

Number of Pages Two Date of Document 28th October 2009

Other Signer(s) None