WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100010692 DEEDWARR
Recvd: 02/23/10 13:01 2 pgs
Fees:13.00 Taxes:978.65
20100223-0013754

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of February, 2010.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 21, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew K. Gutgsell	Fifth Third Bank Mtg Co	103-120-A-12.00CO
(NAME)	(NAME)	
4200 West End Ave. 211	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Cincinnati OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Guy Y. Marsh, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Andrew K. Gutgsell, an unmarried man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 211, parking spaces applicable in a Horizontal Property Regime on the plan of Section 1, Harding House Condominium, of record in Book 4675,
page 60, amended in Book 4860, page 82, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Guy Y. Marsh by Warranty Deed from 1510 FT. Negley, LLC, a Tennessee limited liability company, dated June 9, 2009 and recorded in Instrument No. 20090611-0054445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 4200 West End Ave. 211, Nashville, TN 37205

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do

further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this **19th** day of **February, 2010**

Guy Y. Marsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Guy Y. Marsh, unmarried**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **February, 2010**

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

My commission expires: