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|---|---|
| DEAN GERMAIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-20-2013<br>(Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is<br>**$115,000.00**<br>Affiant<br>Subscribed and sworn to before me, this 19th day of February, 2010.<br>Notary Public<br>My commission expires: 8/20/2013 |

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Erick L. Guillen** | **New Owner** | **Map 053, Group 13-0, Parcel 078.00** |
| **321 Chesterfield Circle** | | |
| **Madison, TN 37115** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Thomas Hardin and wife, Diana Hardin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Erick L. Guillen and Cynthia Gullien Lainez, husband and wife**

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 Lot No. 11 on the Plan of Phase I, Kimbolton, of record in Book 6900, pages 276, 277 and 278, as amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas Hardin and wife, Diana Hardin, by Warranty Deed, from Steve Eidson and wife, Tamela J. Eidson, of record in Instrument No. 20041103-0132591, Dated October 29, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, pages 276, 277 and 278 and Book 7577, page 553, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 7265, page 655, Book 7464, page 969, Book 7470, page 126, Book 7799, page 50 and Instrument No. 20060126-0009811, Register's Office for DAVIDSON County, Tennessee. Charter for Home Owners Association of record in Book 7483, page 982 and re-recorded in Book 7507, page 67, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Instrument No. 20030226-0025658, Register's Office for DAVIDSON County, Tennessee. Option for Contract of record in Instrument No. 20090818-007596, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions. Subject to HOA dues - if any. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20100011265 DEEDWARR
Recvd: 02/25/10 13:41 2 pgs
Fees:13.00 Taxes:425.50
20100225-0014543

This is **improved (X)** unimproved (____) property known as **321 Chesterfield Circle, Madison, TN 37115.**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 23rd day of February, 2010.

Thomas Hardin by: J. C. D. Attorney is Fact
Thomas Hardin, by J. Carlton Drumwright, his Attorney-in-Fact

Diana Hardin by: J. C. D. Attorney is Fact
Diana Hardin, by J. Carlton Drumwright, his Attorney-in-Fact

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Thomas Hardin and Diana Hardin** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Thomas Hardin and Diana Hardin**, and is authorized by them to execute this instrument on his/her behalf.

This the 23rd day of February, 2010.

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

Notary Public

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **09862-CD**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**