File No. 210010396

WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100011421 DEEDWARR
Recvd: 02/26/10 09:47 2 pgs
Fees:13.00 Taxes:832.50
20100226-0014752

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guth Corporation	NEW OWNER	171-03-A-227
(NAME) 9127 Saddlebrook Dr.	(NAME)	
(ADDRESS) St. Louis, MO 63126	(ADDRESS)	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Kathryn Lee Donnelly, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Guth Corporation, a Missouri Corporation,** hereinafter called the grantee(s), 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 No. 36, on the Plan of Revision One, Phase Two, Section Five "Carriage Homes of Fredericksburg", Townhomes of Fredericksburg, as of record in Plat Book 9700, Page 578, revised in Instrument No. 20000804-0077800, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to KATHRYN LEE DONNELLY, UNMARRIED by deed from ROBERT E. SEIBERT AND PAMELA W. SEIBERT of record in Instrument No. 20040721-0087141 on 07/15/2004 and filed for record on 07/21/2004, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 7900, Page 509, Plat Book 9700, Page 578, Instrument No. 20000804-0077800, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended of record in Book 9500, Page 393, Book 9860, Page 840, and Book 10694, Page 541, said Register's Office

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 10774, Page 945, said Register's Office

By-Laws of record in Book 8920, Page 45 and amended in Book 10694, Page 539, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances of record in Book 7358, Page 643, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 9607, Page 431, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 10774, Page 938, Register's Office for said County.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 171030A22700

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 105 Carriage Court, Brentwood, TN 37027
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 23rd day of February, 2010.

Kathryn Lee Donnelly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kathryn Lee Donnelly, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 23rd day of February, 2010.

Commission expires:

11/10/13

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

File Number: 210010396

RETURN TO:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064