Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2010.

Notary Public
My commission expires:

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

06-1004-73879

Address of New Owner:	Send Tax Bills to:	Tax Information
Gary L. Groom	Suntrust Mortgage, Inc.	136-15-0-A-072
3405 Old Anderson Road, Unit 206	401 Commerce St. Ste. 6100	
Antioch TN 37013	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary Guinan, Sr. and wife, Donna Guinan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gary L. Groom**, **Unmarried** hereinafter called the Grantees, their successors 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. 72, on the Plan of Phase 2, Final Plat, Watercrest Townhomes, of record in Book 11190, Page 81; as established by the Declaration of Covenants, Conditions and Restrictions for Watercrest Homeowners Association, Inc., of record at Book 10788, Page 553, as amended at Book 11158, Page 931, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary Guinan, Sr. and wife, Donna Guinan by deed from John D. Sloan and wife, Deborah Sloan, dated May 3, 2007, recorded May 23, 2007, of record in Instrument No. 20070523-0061486, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Charter of record in Book 10788, Page 546 and to Open/Common areas to Watercrest HOA in Instrument No. 20000222-0017014, said Register's Office, and to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **3405 Old Anderson Road, Unit 206, Antioch, TN 37013**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20100025221 DEEDWARR
Recvd: 04/28/10 09:23 2 pgs
Fees:13.00 Taxes:432.90
20100428-0032066

WITNESS my hand this 15 day of April, 2010.

Gary Guinan, Sr.

Donna Guinan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary Guinan, Sr. and Donna Guinan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15th day of April, 2010.

Notary Public

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission expires 06-23-10