Return To:

Hardeth Title, LLC
109 Westpark Drive, Ste 150
Brentwood, TN 37027

1f010490

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

TAMARA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgar O. Rand, Jr., and wife, Barbara D. Rand, joint tenants with right of survivorship	Wells Fargo Bank, N.A.	MAP /PARCEL 06110017900
	(NAME)	
4677 Dudley Lane	7495 New Horizon Way	
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30327	Frederick, MD 21703	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20100078788 DEEDWARR
Recvd: 12/15/10 09:43 2 pgs
Fees: 13.00 Taxes: 436.60

20101215-0099630

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of Delmer Raymond Guinn, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edgar O. Rand, Jr., and wife, Barbara D. Rand, joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that 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 LOCUST GROVE ESTATES, AS OF RECORD IN BOOK 1424, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SAID LOT NO. 11 FRONTS 60 FEET ON THE NORTHERLY SIDE OF HORSESHOE DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DELMER R. GUINN AND WIFE, JUANITA L. GUINN, BY DEED FROM JAMES H. TURNER AND WIFE, OPHA C. TURNER, OF RECORD IN BOOK 2450, PAGE 301, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JUANITA L. GUINN HAVING PRE-DECEASED DELMER R. GUINN. DELMER R. GUINN HAVING SINCE DIED TESTATE ON JANUARY 22, 2010. SAID PROPERTY BEING CONVEYED BY LAURIE G. BALL, PERSONAL REPRESENTATIVE, PURSUANT TO LAST WILL AND TESTAMENT OF DELMER RAYMOND GUINN, OF RECORD NUMBER 10P373 IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1020 Horseshoe Drive, Nashville, TN 37216
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 8th day of December, 2010.

Estate of Delmer Raymond Guinn
BY Laurie G. Ball Personal Representative
Laurie G. Ball, Personal Representative

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,LAURIE G. BALL, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2010.

Mary Birchright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

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