**WARRANTY DEED**

Return TO:
Foundation Title & Escrow, LLC
9175 Carothers Parkway, Suite 175
Franklin, TN 37215

BILL GARRETT, Davidson County
Trans:T20110034729 DEEDWARR
Recvd: 06/10/11 08:46 2 pgs
Fees:13.00 Taxes:458.80

20110610-0044436

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 7.3.12
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
KELLY CALLAGHAN
COUNTY OF DAVIDSON

**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 |
|---|---|---|
| Lozi Guy and Britani Guy | Same | 14815017700 |
| (NAME) | (NAME) | |
| 3924 Bradley Court | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 acknowledged, I, **Tyler Hiatt**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lozi Guy and wife, Britani Guy**, 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. 56 on the Plan of Haywood Forest, of record in Plat Book 5200, page 2, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tyler Hiatt by Deed from Shaun Donovan, Secretary of Housing and Urban Development of Washington, D.C. dated March 25, 2011, of record in Instrument Number 20110401-0025147, Register's Office for ewvidson 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 3924 Bradley Court, 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 and assigns forever; and I do covenant with the said Grantees 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 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 hand this **31st** day of **May, 2011**.

Tyler Hiatt

**Tyler Hiatt**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this **31st** day of **May, 2011.**

Notary Public

My commission expires:
9/8/13

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON