NEW OWNER:

Karen T. Garrett
2952 Claymille Blvd
NASHVILLE, TN 37207
SEND TAX BILLS TO:
NEW OWNER

Map 059
Group 08-0
Parcel 161.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087

FILE NO: 11-0289

Return TO:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
11-0158

BILL GARRETT, Davidson County
Trans:T20110047800 DEEDWARR
Recvd: 08/04/11 16:02 3 pgs
Fees:18.00 Taxes:451.40
20110804-0060162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty Two Thousand and 00/100 Dollars ($122,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIM GUINN f/k/a KIM MILLER and husband, RECARDO W. GUINN** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KAREN T. GARRETT, a unmarried woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Phase I, Claymille Station of record in Plat Book 6900, Pages 322 and 323, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kim Miller, divorced by Warranty Deed from Castle Builders, Inc., dated December 29, 1995 and of record in Record Book 9916, Page 415, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2952 Claymille Boulevard, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of July, 2011.

Kim Guinn
KIM GUINN f/k/a KIM MILLER

Recardo W Guinn
RECARDO W. GUINN, for the purpose of
Conveying his specific marital interest herein

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KIM GUINN f/k/a KIM MILLER and RECARDO W. GUINN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 26th day of July, 2011.

Guillermo Campos
NOTARY PUBLIC

My commission expires: 3/30/16

GUILLERMO CAMPOS
Notary Public
Mecklenburg County
North Carolina
My Commission Expires Mar 30, 2016

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The actual consideration or value, whichever is greater, for this transfer is $122,000.00 .

Christy Malone-Smith
AFFIANT

Sworn to and subscribed to before me this 27th day of July, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY