BILL GARRETT, Davidson County
Trans:T20110054924 DEEDWARR
Recvd: 09/06/11 11:02 2 pgs
Fees:13.00 Taxes:399.60

20110906-0068763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $108,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary Watkins	**American Mortgage Service Co.**	163-11-0C-019.00 CO
537 Upsall Drive	**11503 Springfield Pike**	
Antioch, TN 37013	**Cincinnati OH 45246**	
		File: ST10056

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 ACKNOWLEDGE, WE,

William H. Guenin, married and Thomas R. Guenin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Watkins, married

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 19, SECTION 5, REVISED BELL FORGE VILLAGE III, as shown on plat of record in Plat Book 6900, Page 632, amended in Book 7524, Page 552, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William H. Guenin and Thomas R. Guenin by Warranty Deed from Janice Austin-Thompson and husband, Roy Thompson, recorded on the 8th day of October, 2002 in Instrument No. 20021008-0122594 and re-recorded at Instrument No. 20030317-0034998, in the Register's Office of Davidson County, Tennessee.

Subject property was never the principal residence of either Grantor, nor their respective spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 6900, Page 632,amended in Book 7524, Page 552 Register's Office for Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5, REVISED BELL FORGE VILLAGE III, as recorded in Plat Book 6900, Page(s) 632, amended in Book 7524, Page 552, of said county

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 7461, Page 530 (with By-Laws), amended in Book 7464, Page 967, Book 7508, Page 659 and Instrument No. 20010627-0068130, of said county.

Terms and provisions of by-Laws as amended in Book 6306, Page 644, Book 11348, Page 899, Instrument Nos. 20010627-0068129 and 20050810-0094532.

Charter of Bell Forge Village III Homeowners Association recorded in Book 7483, Page 989 and Book 8154, Page 962.

Easement for Cable Television/Broadband, recorded in Instrument No. 20110620-0047275.
Deed to Homeowners Association for common areas recorded in Book 7552, Page 83 and re-recorded in Book 7552, Page 697

This is improved (__X__) unimproved (____) property known as 537 Upsall Drive, 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 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 in 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.

Witness my/our hand(s) this 31st day of August, 2011.

William H. Guenin

Thomas R. Guenin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, William H. Guenin and Thomas R. Guenin , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013