RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
4811 LEBANON RD, STE. 107
HERMITAGE, TN 37076
11NT00069
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DEC, 2011

Notary Public

MY COMMISSION EXPIRES: 1/07/15

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY 4811 LEBANON RD SUITE 107 HERMITAGE, TN 37076

ADDRESS OF NEW OWNER AS FOLLOWS :
Yamil Guzman et ux
2791 Watersview Dr
Nashville, TN 37217

SEND TAX BILLS TO:
Farmers & Merchants Bank
P.O. Box 451
Clarksville, TN 37041

PARCEL ID NUMBER
136.13-0-025.00

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, WE, **James E. Rucker et ux Patricia F. Rucker**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yamil Guzman and Allison Guzman, husband and wife** 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. 61 on the plan of Edge-O-Lakes Estates, Section 4, of record in Book 3600, Page 88, Register's Office for said county, to which reference is made for a more complete description.

Being part of the same property conveyed to James E. Rucker et ux, Patricia F. Rucker, by Warranty Deed dated 6/21/1983, from Billy L. Wampler et ux, Sally P. Wampler, recorded in Book 6080, page 878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 3600, page 88 and Restrictive Covenants of record in Book 3836, page 23, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110081628 DEEDWARR
Recvd: 12/27/11 11:57 2 pgs
Fees:13.00 Taxes:490.25
20111227-0100799

Unimproved ( )
This is improved (X) property known as 2791 Watersview Dr Nashville, TN 37217
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.

Witness our/my hand(s) this 15th day of Dec, 2011.

James E. Rucker

James E. Rucker

Patricia F. Rucker

Patricia F. Rucker

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Rucker and Patricia F. Rucker the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this 15th day of Dec, 2011.

Commission Expires: 3.3.15

Notary Public

GIB VANDERHEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY