WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120003381 DEEDWARR
Recvd: 01/13/12 15:35 2 pgs
Fees:13.00 Taxes:462.50
20120113-0004073

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $125,000.00.

Affiant

Subscribed and sworn to before me this 10th day of January, 2012.

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott M. Guion	CITYLIFE LENDING GROUP	06115017600
1124 Sunnymeade Drive	4101 Wiseman Blvd Bldg 108	
Nashville, TN 37216	San Antonio, TX 78251-4200	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sadra Susanne Stamps**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott M. Guion and Melanie C. Hill Guion, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING Lot No. 15 of Block "A" on the Plan of the Re-Subdivision of Sunnymeade Unit No. 1 and the Subdivision of Sunnymeade Unit No. 2, of record in Plat Book 974, pages 56 and 57 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Katherine Stamps (a/k/a Sadra Stamps) now known as Sadra Suzanne Stamps by Executor's Quitclaim Deed from The Estate of Robert F. Stamps dated 5/18/10 of record in Instrument Number 20100525-0040200, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 974, page 56 and 57, Register's Office Davidson County, Tennessee.

This is improved property known as: **1124 Sunnymeade Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this January 10, 2012.

Sadra Susanne Stamps

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sadra Susanne Stamps** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 10, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY