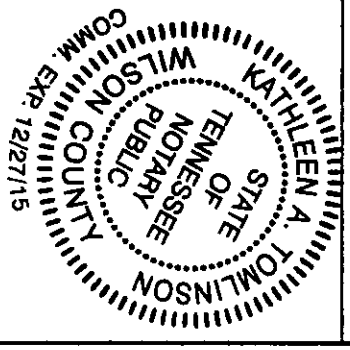
Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20120015429 DEEDWARR
Recvd: 03/02/12 10:07 2 pgs
Fees: 13.00 Taxes: 414.40
20120302-0018330

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Colleen Johnson Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-22-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Colleen Johnson Roberts	Wilson Bank & Trust	07315000200
(NAME)	(NAME)	
2934 Donna Hill Drive	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kathleen A. Guidry, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Colleen Johnson Roberts, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 37, on the Revision of Section One, Sunset View, of record in Plat Book 2663, Pages 27 and 28 Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary A. Guidry by Deed from Thomas R. Griffin and wife, Edna L. Griffin, dated 02/14/2000 and filed for record on 02/15/2000 in Instrument 20000215001518S, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary A. Guidry and wife, Kathleen A. Guidry by Deed from Gary A. Guidry, a married man, dated 10/19/2010 and filed for record on 10/21/2010 in Instrument 201010210084158, Register's Office for Davidson County, Tennessee.

The said Gary A. Guidry died on October 27, 2010, leaving Kathleen A. Guidry the sole surviving tenant by the entirety.

All matters as set forth per Plat Book 2663, Page 27-28, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2934 Donna Hill Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 29th day of February, 2012.

Kathleen A. Guidry

State of Tennessee
County of Wilson

Personally appeared before me Kathleen A. Guidry, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of February, 2012.

Notary Public

My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

