WARRANTY DEED

G-STM-12-1608

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa N. Guenther	SunTrust Mortgage, Inc.	
1608 Benjamin Street	(NAME) 901 Semmes Avenue, RVW-5023	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Richmond, VA 23224	83-6-36.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEROME F. BRILLAUD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA N. GUENTHER AND ROHAN QUINBY, WIFE AND HUSBAND , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 37, MAP SHOWING SUBDIVISION OF LOTS 8, 9, 10 AND PART OF LOT 7 IN BLOCK A, LOTS 13-14 IN BLOCK B, ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 12, 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 BY WARRANTY DEED FROM TISHA L. MORRIS, UNMARRIED TO JEROME F. BRILLAUD, UNMARRIED AS RECORDED ON THE 9TH DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091109-0103462 AND WARRANTY DEED FROM BARRY J. MINTON, A MARRIED MAN TO TISHA L. MORRIS, UNMARRIED AS RECORDED ON THE 1ST DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060901-0108098, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE(S) 12, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1608 Benjamin Street, Nashville, Tennessee 37206
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20120050744 DEEDWARR
Recvd: 07/11/12 08:00 2 pgs
Fees:13.00 Taxes:851.00
20120711-0060598

Witness my/our hand(s) this 6th day of July, 2012.

Jerome F. Brillaud

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerome F. Brillaud, the within named bargainor, 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 and official seal, this the 6th day of July, 2012.

Notary Public

My Commission Expires: 3/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903