BILL GARRETT, Davidson County
Trans:T20120065289 DEEDWARR
Recvd: 08/30/12 15:17 3 pgs
Fees:18.00 Taxes:610.50
20120830-0078622

Warranty Deed

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2012.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James E. Guthrie Anne Marie Killough	Regions Bank d/b/a Regions Mortgage	
312 S. 11th St.	2050 Parkway Office Circle	083-13-87.00
Nashville, TN 37206	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RYAN KALDARI, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. GUTHRIE AND ANNE MARIE KILLOUGH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9 on the Map of Hanner's Subdivision in East Nashville, as of record in Plan Book 2, page 43, Chancery Court at Nashville, and described according to a survey made by Erie Drake, County Surveyor, January 30, 1936, as follows:

Said Lot No. 9 fronts 50 feet on the westerly side of South 11th Street, formerly Smith Avenue, and runs back 201.4 feet on the northerly line and 201.7 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Ryan C. Smith, unmarried and Emily A. Kendall, unmarried, joint tenants with rights of survivorship by deed from Charlotte McClanahan, unmarried of record in Instrument 200207010078946, Register's Office for Davidson County, Tennessee, dated June 26, 2002. The same Ryan C. Smith having since changed his name to Ryan Kaldari by document filed as Docket No. 05-704-I, filed in the Chancery Court for Davidson County, Tennessee. And being the same property conveyed to Ryan Kaldari, formerly known as Ryan C. Smith by Quitclaim Deed from Emily A. Kendall of record in Instrument 200803240029098, Register's Office for Davidson County, Tennessee, dated March 19, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 312 S. 11th St., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of August, 2012.

Ryan Kaldari

STATE OF _____
COUNTY OF _____

(See acknowlegment)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Kaldari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2012.

_____
Notary Public

My Commission Expires:

ACKNOWLEDGMENT

State of California
County of San Francisco)

On 8/28/2012 before me, Daniel Syme
(insert name and title of the officer)

personally appeared Ryan Kaldari,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

DANIEL SYME
Commission # 1944343
Notary Public - California
San Francisco County
My Comm. Expires Jul 16, 2015