This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
		)
		)
		)
		)
		)

BILL GARRETT, Davidson County
Trans:T20120067718 DEEDWARR
Recvd: 09/10/12 13:22 3 pgs
Fees:18.00 Taxes:1017.50

20120910-0081902

---------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **Martin Gash,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Garrett R. Guess and Sara G. Russell,** husband and wife hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Still Spring Hollow, Section I, Phase I, First Revision, of record in Plat Book 7900, page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Martin Gash and Kim Jameson, husband and wife by Deed from Hamid Toloogolzari, dated 04/27/2007 and filed for record on 04/30/2007 in Instrument 200704300050992, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martin Gash by Deed from Kim Jameson, dated 07/06/2012 and filed for record on 07/16/2012 in Instrument 201207160062140, Register's Office for Davidson County, Tennessee.

Map & Parcel: 128160A02600CO

This property is known as: **7032 Still Spring Hollow Dr., Nashville, TN 37221**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 24th day of August, 2012.

Martin Gash -Grantor

Kim Jameson -Grantor

Kim Jameson, Wife of Martin Gash, joins herein for the purpose of conveying and right title or interest she may have in the herein described property by virtue of her marriage to Martin Gash.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin Gash and Kim Jameson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of August, 2012.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

Grantee(s) Name, Address:	Send Tax Statement To:
Garrett R. Guess and Sara G. Russell	Churchill Mortgage Corporation
7032 Still Spring Hollow Dr.	761 Old Hickory Blvd. Ste 400
Nashville, TN 37221	Brentwood, TN 37027

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$275,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24th day of August, 2012.

Jordan Chase
Affiant

Jordan Chase
Type or Print Name

(Seal)

Dawn D Chase
Notary Public

My commission expires:
3/18/14

Dawn D Chase
Type or Print Name

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY