WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120080799 DEEDWARR
Recvd: 10/24/12 12:56 2 pgs
Fees:13.00 Taxes:296.00

20121024-0097526

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Barry Gunnels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2012.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Barry Gunnels	F&M Bank	Parcel ID:
269 Delvin Court	10 Cadillac Dr., Ste. 100	16205017600
Antioch, TN 37013	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Linda Gunnels Peyton, f/k/a Linda L. Gunnels, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Barry Gunnels , a single man

hereinafter called the GRANTEES, 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. 39, on the Plat of Fair Oaks, Section Two, as of record in Book 4460, Pages 52 and 53, said Register's Office.

Said Lot 39 fronts 44.00 feet on the southerly margin of Delvin Court and extends back 144.30 feet on the easterly line and 178.60 feet on the westerly line to a line on the rear which is a broken line on which it measures 189.57 feet.

Being the same property conveyed to James Randall Gunnels and wife, Linda L. Gunnels by deed from Oma H. Bone, Jr. and wife, Carol J. Bone of record in Book 5228, Page 338, Register's Office for said County, dated November 30, 1977. The said James Randall Gunnels now being deceased. The said Linda L. Gunnels is now known as Linda Gunnels Peyton.

This conveyance is subject to Restrictive Covenants of record in Book 4556, Page 718, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4460, Pages 52 and 53, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 269 Delvin Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 22nd day of October, 2012.

Linda Gunnels Peyton
Linda Gunnels Peyton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Gunnels Peyton, 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 at Nashville, Tennessee, this 22nd day of October, 2012.

My Commission Expires: 11/7/12

Notary Public

