BOX #14
G#24828-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130035798 DEEDWARR
Recvd: 05/01/13 09:00 2 pgs
Fees:13.00 Taxes:314.50
20130501-0043323

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00.**

Siegfried Guenther
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2013.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Siegfried Guenther and Christine G. Guenther	**"New Owners"**	**17206005100**
5408 Brownstone Drive		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Nickolas Shelton, a single person

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Siegfried Guenther and Christine G. Guenther, husband and wife

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. 2 on the Plan of the Resubdivision of Lot No. 57, The Highlands, Section Three, as of record in Instrument No. 200002280019090, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Nickolas Shelton by Warranty Deed dated January 19th, 2006, from David L. Morris and wife, Julie G. Morris, of record in Instrument No. 20060131-0012160, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 200002280019090, Register's Office for Davidson County, Tennessee;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6879, Page 33, and in Book 7209, Page 726, Register's Office for Davidson County, Tennessee;

3) Restrictive Covenants contained in instrument of record in Book 5104, Page 410, said Register's Office; and,

4) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is unimproved property, known as: **6101 Frontier Court, Nashville, TN 37211**.

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 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/our hand(s) this **30th** day of **April, 2013.**

Nickolas Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nickolas Shelton, a single person,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **April, 2013.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 2/13/17