BILL GARRETT, Davidson County
Trans:T20130038860 DEEDWARR
Recvd: 05/09/13 10:52 2 pgs
Fees:13.00 Taxes:771.45

20130509-0046984

Prepared by: when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $208,500.00

Rachelle Caudill
Affiant

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 8th day of May, 2013.

Notary Public
My commission expires: 1/19/14

05-1304-65965

Address of New Owner:	Send Tax Bills to:	Tax Information
Dwenette L. Guydon 3449 Harborwood Circle Nashville TN 37214	Dwennette L. Guydon 3449 Harborwood Circle Nashville, TN 37214	108-12-0-B-048.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L. Frank Gibson and wife, Kathy A. Gibson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dwenette L. Guydon**, hereinafter called the Grantees, their successors 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. 134, on the Plan of Phase 1-A, Section Two, Harborview, of record in Book 6900, Pages 756, 757, and 758, as amended in Book 9096, Page 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank L. Gibson and spouse, Kathy A. Gibson by deed from Ronald R. Charpentier and spouse, Willie C. Charpentier, dated March 29, 1995, recorded March 30, 1995, of record in Book 9631, Page 531, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3449 Harborwood Circle, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Kag
JAG

WITNESS my hand this 1st day of May, 2013.

L. Frank Gibson

L. Frank Gibson

Kathy A. Gibson

Kathy A. Gibson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, L. Frank Gibson and Kathy A. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 1st day of May, 2013.

Rachelle Caudill

Notary Public
State of Tennessee at Large

My Commission expires: 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY