This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1123**

Davidson County DEEDWARR
Recvd: 06/14/13 15:12 3 pgs
Fees:18.00 Taxes:432.90
20130614-0061217

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/31/2013,** by and between **Ken Givens, an unmarried individual,** parties of the first part, and **Danny R Guinn and Melanie W Guinn, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Unit No 27, Rutledge House Condominiums as shown on plan of record in Plat Book 6200, Page 316, amended in Book 11700, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ken Givens and wife, Connie Givens by deed dated April 24, 2001 from Rutledge House, Ltd of record as Instrument No 200104260042202, said Register's Office. The said Connie Givens aka Connie Diann Givens having died November 29, 2009, property vests in Ken Givens by virtue of surviving tenant by the entirety.

This conveyance is made subject to: KG All Restrictions & easements

Parcel ID # **93-11C-27C**
☒ Improved OR
☐ Unimproved property located at: **640 2nd Avenue South, Nashville, TN 37201**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ken Givens

STATE OF **Tennessee**

COUNTY OF ~~**Davidson**~~ Hawkins

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ken Givens** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of May, 2013..

Notary Public

My Commission Expires: Oct 1, 2016

STEPHEN A. NELSON
STATE OF TENNESSEE NOTARY PUBLIC
HAWKINS COUNTY

****

Owner's Name: **Danny R Guinn and Melanie W Guinn**

and Address: **640 2nd Avenue South, Nashville, TN 37201**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Security Bank & Trust Co.
204 West Washington Street
Paris, TN 38242

1718 Eastwood St
Paris TN
38242

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$117,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 31st day of May, 2013..

Notary Public

My Commission Expires: 7/6/15

STEVEN C. ASBURY
NOTARY PUBLIC
TN
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15