When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1364

File No. R13-1364

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven T. Guillebeau Suzanne O. Guillebeau 104 Sugarbush Court Nashville, TN 37211	SWBC Mortgage Corporation 213 Overlook Circle, Ste A-4 Brentwood, TN 37027	181010A00700CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $218,900.00

Steven T. Guillebeau
Affiant

Subscribed and sworn to before me, this the 28th day of June, 2013.

Notary Public

My Commission Expires: 12/03/2013
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130055938 DEEDWARR
Recvd: 07/01/13 15:56 3 pgs
Fees:18.00 Taxes:809.93
20130701-0067931

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Judith C. Adair and husband, Gary L. Adair, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Steven T. Guillebeau and Suzanne O. Guillebeau, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Sugar Valley, Section One, as of record in Plat Book 9700, page(s) 709-711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Judith C. Adair and husband, Gary L. Adair by Warranty Deed from Yazdian Construction, Inc., dated January 14, 2000, filed January 19, 2000, in Instrument No. 200001190006243, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Judith C. Adair, by Christopher M. Corriveau pursuant to a Power of Attorney executed by Judith C. Adair on June 14, 2013, of record in Instrument No. 20130701-0067929, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Gary L. Adair, by Christopher M. Corriveau pursuant to a Power of Attorney executed by Gary L. Adair on June 14, 2013, of record in Instrument No. 20130701-0067930, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is ☐ Improved OR ☐ Unimproved property located at: **104 Sugarbush Court, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **June, 2013.**

GRANTOR(S)

Judith C. Adair, by Christopher M. Corriveau, her Attorney in Fact

Judith C. Adair by Christopher M. Corriveau, her Attorney-in-Fact

Gary L. Adair, by Christopher M. Corriveau, his Attorney in Fact

Gary L. Adair by Christopher M. Corriveau, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M, Corriveau** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Judith C. Adair,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **28th** day of **June, 2013.**

Notary Public

My Commission Expires: 12/03/2013

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M, Corriveau** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gary L. Adair,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **28th** day of **June, 2013.**

Notary Public

My Commission Expires: 12/03/2013

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Judith C. Adair and husband, Gary L. Adair

TO: Steven T. Guillebeau and Suzanne O. Guillebeau, husband and wife

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Christopher M. Corriveau, Affiant

Sworn to and subscribed before me this 28th day of June, 2013.

Notary Public

My Commission Expires: 12/03/2013

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY