AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

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.: **13-1151**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/02/2013**, by and between **Joe Layne and Norma J Layne, husband and wife**, parties of the first part, and **Jessie E Angel, an unmarried individual and Christopher M Guider, an unmarried individual**, 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 34 as shown on the plan of Phase I, Coronada Townhome Condominiums, Phase 1 as shown on platof record in Plat Book 4860, Page 26, said Register's Office, and further as established under Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 5869, page 269, Book 5306, page 241 and Book 5522, page 675, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners and the Bylaws of the Association of Owners.

Being the same property conveyed to Norma J Layne, married by deed from Joe Layne and Harold Reeves, Trustee, dated 5/17/96 and recorded in Book 10055, page 271, said Register's Office and further conveyed to Norma J Layne and husband, Joe Layne by deed from Norma J Layne, married of record as Instrument NO 201103160020649, said Register's Office..

This conveyance is made subject to: any and all existing easements and/or restrictions contained of record.

Parcel ID # **142-8A-34CO** Improved property located at: **123 Holly Forest, Nashville, TN 37221**

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.

Joe Layne

Norma J Layne

BILL GARRETT, Davidson County
Trans:T20130059664 DEEDWARR
Recvd: 07/12/13 15:01 2 pgs
Fees:13.00 Taxes:588.30

20130712-0072473

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said, County and State, duly commissioned and qualified, personally appeared **Joe Layne and Norma J Layne** 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 2nd day of July, 2013.

Notary Public

My Commission Expires: 5/8/17

****

Owner's Name: **Jessie E Angel and Christopher M Guider**

and Address: **123 Holly Forest, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

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 **$159,000.00** 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 2nd day of July, 2013..

Notary Public

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.