BILL GARRETT, Davidson County
Trans:T20130084911 DEEDWARR
Recvd: 10/02/13 08:17 2 pgs
Fees:13.00 Taxes:695.60

20131002-0103159

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of September, 2013 Notary Public MY COMMISSION EXPIRES: 11/13/16 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carissa N. Guiley and Grant A. Guiley	US Bank National Association	072 16 0 104.00
(NAME)	(NAME)	
1530 Tammany Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Earth City, MO 63045 ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bryan M. Raitt and Anna L. Raitt, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carissa N. Guiley and Grant A. Guiley, wife and husband**, 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:

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. 6 on the Plan of Peerman Heights, Section No. II, as of record in Book 2083, page 110, 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 the same property conveyed to Bryan Raitt and Anna L. Raitt, husband and wife by deed from Anne W. Dickson, a married woman dated 10/30/06 and filed of record in Instrument Number 20061102-0135984, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1530 Tammany Drive, Nashville, TN 37206

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this **24th** day of **September, 2013**

Bryan M. Raitt

Anna L. Raitt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Bryan M. Raitt and Anna L. Raitt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **September, 2013**

Notary Public

My commission expires

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016