WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021288 DEEDWARR
Recvd: 03/31/14 11:59 2 pgs
Fees:13.00 Taxes:876.53
20140331-0026237

G-FC-14-489

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven R. Guthrie and Julie L. Guthrie	**Wells Fargo Bank, NA**	
(NAME)	(NAME)	**142-3-74.00**
489 Saddle Drive	**1525 WWT Harris Blvd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Charlotte, NC 28262-8522**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REBECCA G. CHESSHIR, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVEN R. GUTHRIE AND JULIE L. GUTHRIE, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 312, WALNUT HILL MANOR, SECTION 1, as shown on plat of record in Plat Book 4460, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Mark H. Chesshir to Rebecca G. Chesshir as recorded on the 15th day of November, 2013 in Instrument No. 20131115-0118449 and Deed from Wilbur David Warman and wife, Phyllis Judy Warman to Mark H. Chesshir and Rebecca G. Chesshir as recorded on the 9th day of June, 1993 in Deed Book 8976, Page 521, in the Register's Office of Davidson County, Tennessee.

The above referenced property is not the principal marital residence of Rebecca G. Chesshir and Mark H. Chesshir.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- All matters shown on the plat of WALNUT HILL MANOR, SECTION 1, as recorded in Plat Book 4460, Page(s) 108, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4643, Page 946, Book 5057, Page 885 and Book 5526, Page 322, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **489 Saddle Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF MARCH, 2014.

Rebecca G. Chesshir

Rebecca G. Chesshir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA G. CHESSHIR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2014.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212