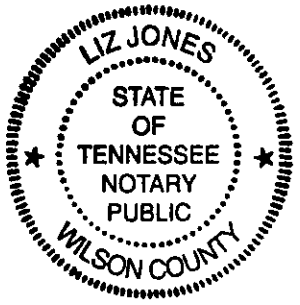
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brad C. Gutzki	FirstBank	075120A13800CO
(NAME)	(NAME)	
525 Scotts Creek Trail	3500 Blue Lake Dr, Ste 325	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140026049 DEEDWARR
Recvd: 04/17/14 10:34 2 pgs
Fees:13.00 Taxes:469.90
20140417-0032194

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linda Chabot Smith, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brad C. Gutzki, an unmarried man and Samantha J. Lindenbusch, an unmarried woman and Jennifer R. Bones and Thomas E. Bones, wife and husband, joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 66, on the plan of First Revision, Section Three, Phase II, Greer Meadows At Cedar Creek, of record in Instrument 20040407-0039587, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Linda Chabot, a single person by Warranty Deed from Federal Home Loan Mortgage Corporation, dated October 29, 2010 and filed in Instrument Number 20110104-0001132, Register's Office of Davidson County, Tennessee.
The said Linda Chabot having since married and is now known as Linda Chabot Smith.
The property has never been the marital residence of the Grantor.

All matters as set forth on the plat of record in Plat Instrument Number 20040407-0039587, Register's Office for said County.
Restrictive Covenants of record in Book 10802, Page 402, Register's Office for said County.
Easement of record in Book 11497, Page 595, Register's Office for said County.
Quitclaim Deed to Homeowners Association filed in Instrument Number 20070307-0028313, said Register's office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 525 Scotts Creek Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 15th day of April, 2014.

Linda Chabot Smith

State of Tennessee
County of Wilson

Personally appeared before me Linda Chabot Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122