BILL GARRETT, Davidson County
Trans:T20140065674 DEEDWARR
Recvd: 09/04/14 09:12 2 pgs
Fees:13.00 Taxes:342.25
20140904-0080782

39B

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144762

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ~~ACTUAL CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$92,500.00~~.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of August, 2014.

NOTARY PUBLIC

My commission expires: 11-3-15

PATRICE J. CALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevor Darnell Guinn 5861 Monroe Xing Antioch, TN, 37013	Mortgage Research Center, LLC dba Veterans United Home Loans 1400 Veterans United Drive Columbia, MO 65203	163160A03100CO

FOR AND IN CONSIDERATION of the sum of Ninety Two Thousand Five Hundred and 00/100 Dollars ($92,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **IDA MICHELLE DAUGHTRY, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TREVOR DARNELL GUINN, SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 131, PROVINCETOWN, REVISED, PHASE ONE, as shown on Exhibit "A-1" of record in Instrument No. 20031119-0618785, 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 to Ida Michelle Daughtry, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 20th day of August, 2009 in Instrument No. 20090820-0078440, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29 day of August, 2014.

Ida Michelle Daughtry

IDA MICHELLE DAUGHTRY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Ida Michelle Daughtry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of August, 2014.



M. Menke

Notary Public

Megan Menke

Printed Notary Name

My commission expires: 5-8-2018