BILL GARRETT, Davidson County
Trans:T20140067272 DEEDWARR
Recvd: 09/10/14 09:21 2 pgs
Fees:13.00 Taxes:503.20
20140910-0082741

WARRANTY DEED

BR14-0116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole R. Tinsley	Franklin American Mortgage Co. (NAME)	
116 Valley Way	501 Corporate Centre Dr. #400 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	162-06-304.00

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, we ANDREW C. GUY AND DANA L. LEWIS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICOLE R. TINSLEY AND JONATHAN D. MINOR, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 No. 76 on the Plan of Valley Green, of record in Plat Book 4460, Pages 96 and 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian H. Landtroop and wife, Bridget M. Landtroop by Warranty Deed from Bonita R. Rury Ahart, married, of record in Instrument No. 200004270041730, Register's Office for Davidson County, Tennessee, dated April 17, 2000 and recorded on April 27, 2000.

Being the same property conveyed to Brian Heath Landtroop by Quitclaim Deed from Bridget Landtroop, of record in Instrument No. 20040423-0046511, Register's Office for Davidson County, Tennessee, dated March 26, 2004 and recorded on April 23, 2004.

Being the same property conveyed to Andrew C. Guy, unmarried by Warranty Deed from Brian Heath Landtroop, a married man, of record in Instrument No. 20130401-0031332, Register's Office for Davidson County, Tennessee, dated March 25, 2013 and recorded on April 1, 2013.

Dana L. Lewis, wife of Andrew C. Guy, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4460, Pages 96 and 97, Book 4622, Page 277; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 116 Valley Way, Antioch, Tennessee 37013
(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 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 5th day of September, 2014.

Andrew C. Guy by Dana L. Lewis as attorney in fact
Andrew C. Guy

Dana L. Lewis
Dana L. Lewis

STATE OF Tennessee
COUNTY OF Davidson

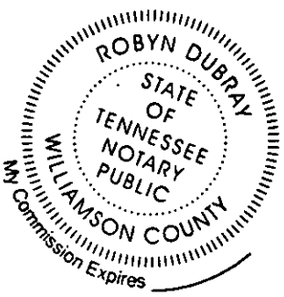
On this the 5th day of September, 2014, before me personally appeared Dana L. Lewis, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of September, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

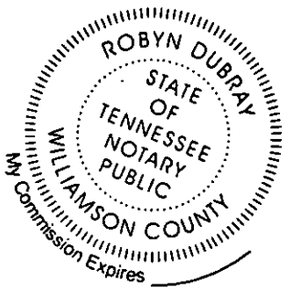
On this the 5th day of September, 2014, before me personally appeared Dana L. Lewis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Andrew C. Guy and who acknowledged he/she/they executed the same as the free act and deed of the said Andrew C. Guy.

Witness my hand and official seal, this the 5th day of September, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959