14-1-231

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140072324 DEEDWARR
Recvd: 09/26/14 10:29 2 pgs
Fees:13.00 Taxes:438.45

20140926-0088780

WARRANTY DEED

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 30, 2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Max Enterprises, Inc., a Tennessee Corporation	Max Enterprises, Inc.	162-10-0-221.00
(NAME)	(NAME)	
2604-C Nolensville Pike	2604-C Nolensville Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighteen Thousand Five Hundred And No/100 Dollars ($118,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lolinda Guarin, husband and wife Leigh D. Guarin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Max Enterprises, Inc., a Tennessee Corporation**, 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: Being Lot No. 94, on the Plan of Hickory View, Section Four of record in Plat Book 6900, Page 373, Register's Office for Davidson, to which plat reference is hereby made for a more complete description.

Being the same premises conveyed to Leigh D. Guarin and Lolinda Guarin by Warranty Deed from Steven D. Ervin and wife, Deborah G. Ervin dated November 10, 2005 and recorded November 15, 2005 in Instrument No. 20051115-0138040 in said Register's Office for Davidson County, Tennessee.

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.

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unimproved ☐
This is improved ☒ property, known as 221 Ash Grove Drive, Nashville, TN 37211

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 22nd day of September, 2014.

Lolinda Guarin

Leigh D. Guarin

STATE OF California

County OF San Francisco

I, the undersigned notary public, do hereby certify that Lolinda Guarin, husband and wife Leigh D. Guarin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd of September, 2014.

Notary Public

My Commission Expires: Aug 8, 2018

(SEAL)

JASON CINQ-MARS
Commission # 2077358
Notary Public - California
San Francisco County
My Comm. Expires Aug 8, 2018

File Number: MTJ-141591