BILL GARRETT, Davidson County
Trans:T20150044391 DEEDWARR
Recvd: 06/05/15 11:21 2 pgs
Fees:13.00 Taxes:540.20
20150605-0052914

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $146,000.00.

Affiant

Sworn to and subscribed before me this 4 day of June, 2015.

Notary Public
My Commission Expires: 10 March 2018

EMILY HARRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY: PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Gary Wood	609 Barlin Drive	Owner	
609 Barlin Drive			**142-10-0B-080.00 CO**
Nashville, TN 37221	Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Alisha R. Guertin, now known as Alisha Guertin Warner, a married woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Gary Wood, a single man,** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Belle Pointe, a Planned Unit Development, Phase Two of record in Plat Book 6250, Pages 797, 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 Alisha R. Guertin, unmarried, by Warranty Deed, from Brett H. Kelley and wife, Emily Collins Kelley, dated June 27, 2008, of record in Instrument # 20080708-0070113, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Taxes for the year 2015 and subsequent years, a lien not yet due and payable.**
2. **The Plan of Record in Plat Book 6250, Page 797, said Register's Office.**

3. **Easement for Sewer Line, of record in Book 4613, Page 509, said Register's Office.**

4. **Easement for Telephone, of record in Book 4475, Page 757, said Register's Office.**

5. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6689, Page 772, Book 6702, Page 409, Book 6770, Page 814, Book 6774, Page 774, Book 6819, Page 164, Book 6862, Page 292, Book 6959, Page 766, Instrument # 20051027-0130021, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only the extent that the covenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

6. **HOA Charter of record in Book 6762, Page 261, Book 8016, Page 858, said Register's Office.**

7. **Common Area of record in Book 6774, Page 776, Book 6862, Page 286, Book 6999, Page 982, said Register's Office.**

8. **By-Laws of record in Book 6689, Page 773, Book 7409, Page 224 Book 7851, Page 215, Book 9319, Page 443, Instrument # 20020130-0013252, # 20141202-0110210, said Register's Office.**

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Timothy Jay Warner, husband of Alisha R. Guertin, now known as Alisha Guertin Warner, joins in the execution of this instrument for the purpose of conveying unto Grantees, their heirs and assigns, any and all right, title and interest he may have in and to the above-described property arising out of his marital status or otherwise.

WITNESS my hand this the 2nd day of June, 2015.

Alisha R. Guertin,
now known as Alisha Guertin Warner

Timothy Jay Warner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Alisha R. Guertin (now known as Alisha Guertin Warner) and Timothy Jay Warner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 2nd day of June, 2015.

NOTARY PUBLIC
My Commission Expires: 1-24-2017

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY