WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150062570 DEEDWARR
Recvd: 07/30/15 10:08 2 pgs
Fees: 13.00 Taxes: 1461.50
20150730-0075116

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2015.

Notary Public

My commission expires: 3/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Heath Spivey	Franklin American Mortgage	**Map 171-12-0-A, Parcel 024.00co**
5580 Saddlewood Lane	501 Corporate Centre Dr, #400	
Brentwood, TN 37027	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gary B. Guinn and wife, Jennifer M. Guinn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heath Spivey and Brooke Spivey, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Addition to Brelan Park at Saddlewood, a Planned Unit Development, of record in Book 7900, Pages 788 and 789, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Gary B. Guinn and wife, Jennifer M. Guinn by Deed from Tae Sup Ban and wife, Kilja Ban, dated July 25, 2003, of record in Instrument No. 20030801-0109105 and re-recorded in Instrument No. 20031021-0155706, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 7900, Pages 788 & 789, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) All matters, as shown on the Plan of record in Book 7900, page 728, Register's Office for Davidson County, Tennessee.
(3) Dedication of common areas of record in Book 10370, Page 281, Register's Office for Davidson County, Tennessee.
(4) Stormwater Detention Agreement of record in Book 9401, Page 832, Register's Office for Davidson County, Tennessee.
(5) Declaration of Covenants, Conditions and Restrictions of Brelan Park at Saddlewood, of record in Book 8891, page 850, Register's Office for Davidson County, Tennessee.
(6) Master Deed and By-Laws of Brelan Park at Saddlewood Condominiums, of record in Book 8891, page 869, and supplemental, in Book, 9462, page 398, and in Book 9480, page 387, Register's Office for Davidson County, Tennessee.
(7) Charter of Brelan Park at Saddlewood Homeowners Association, Inc., of record in Book 9462, page 547, Register's Office for Davidson County, Tennessee.
(8) Taxes for 2015, a lien, not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is improved (__X__) Unimproved (____) property, known as **5580 Saddlewood Lane, Brentwood, TN 37027**

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 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 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 my/our hand(s) this **28th** day of **July, 2015.**

Gary B. Guinn

Jennifer M. Guinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gary B. Guinn and Jennifer M. Guinn,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **July, 2015.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17