This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)

BILL GARRETT, Davidson County
Trans:T20150079520 DEEDWARR
Recvd: 09/18/15 10:43 3 pgs
Fees:18.00 Taxes:925.00
20150918-0094918

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dunklin C. Bowman, III married,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Gary B. Guinn and Jennifer M. Guinn, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, to wit:
Being Lot No. 22 on the Plan of Southmeade, of record in Book 1835, pages 118 and 119, said Register's Office.

Lot No. 22 fronts 145.0 feet on the Westerly Margin of Prescott Road and extends back 282.20 feet on the Northerly line and 335.2 feet on the Southerly line to a dead line in the rear, measuring 254.90 feet thereon.

Being the same property conveyed to Dunklin C. Bowman, III by deeds dated 1/18/2001, 1/20/2000, 1/19/1999, 5/8/1998, 1/22/1997 2/13/1996, 12/21/1995 from Dunklin C. Bowman Jr. of record in Instrument No. 200101230006885, 200001200006739, Book 11301, page 183, Book 10923, page 507, Book 10326, page 507, Book 9946, page 462, Book 9896, page 751 and Book 9878, page 782 (respectively), all in said Register's Office. The said Dunklin C. Bowman, III and Dunklin C. Bowman, Jr. obtained titles as joint tenants with right of survivorship by deed dated 12/1/1994 from Michele A. Nichols and Roy J. Nichols of record in Book 9537, page 330, said Register's Office.

MAP AND PARCEL: 132-7-29

This property is known as 4311Prescott Road, Nashville, TN 37204

This is not the usual place of residence for the Grantor, therefore no homestead or marital rights need be conveyed.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 17 day of September, 2015.

Dunklin C Bowman III

Dunklin C. Bowman, III Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

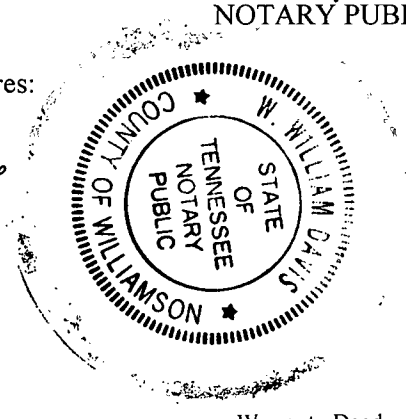
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dunklin C. Bowman, III, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17 day of September, 2015.

NOTARY PUBLIC

My Commission Expires:

12/27/16



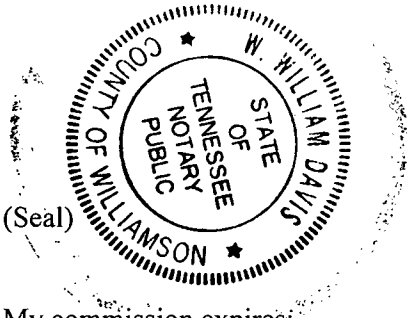
Grantee(s) Name, Address:	Send Tax Statement To:
Gary B. Guinn and Jennifer M. Guinn	New Owner
4311 Prescott Road	
Nashville, TN 37204	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$250,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 16th day of September, 2015.

Jennifer M. Guinn
Affiant



(Seal)

Notary Public

My commission expires:

12/27/16