BILL GARRETT, Davidson County
Trans:T20150081003 DEEDWARR
Recvd: 09/23/15 12:57 2 pgs
Fees:13.00 Taxes:884.30
20150923-0096713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 239,000.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 2015.

Notary Public

My commission expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WESLEY LANE ARCHER **ANNA GARRISON ARCHER**	**FARMINGTON MORTGAGE**	**090120B01100CO**
805 WILLIAM HOWARD COURT	**2002 RICHARD JONES RD, STE 300A**	
NASHVILLE, TN 37209	**NASHVILLE, TN 37215**	

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

ARENS GUERRIER AND WIFE, RUTH JEAN GUERRIER (f/k/a RUTH JEAN PIERRE)

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

WESLEY LANE ARCHER and ANNA GARRISON ARCHER, 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. 11 ON THE PLAN OF HODGES ESTATES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 11700, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ARENS GUERRIER AND RUTH JEAN PIERRE FROM STEVEN J. GRAY ADEN ELIZABETH C. GRAY BY WARRANTY DEED DATED 9/12/2006, AND RECORDED 9/20/2006 IN INSTRUMENT NO. 20060920-0116707, SAID REGISTER'S OFFICE. RUTH JEAN GUERRIER AND RUTH JEAN PIERRE ARE ONE AND THE SAME.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 805 WILLIAM HOWARD COURT, NASHVILLE, TN 37209.

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, have a good right to convey it and the same in 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 21st day of September, 2015.

ARENS GUERRIER

RUTH JEAN GUERRIER

RUTH JEAN GUERRIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ARENS GUERRIER and RUTH JEAN PIERRE, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2015.

Notary Public

My Commission Expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY