RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2015.

Notary Public

My commission expires: 8-14-17

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

Davidson County DEEDWARR
Recvd: 10/05/15 13:57 3 pgs
Fees:18.00 Taxes:488.40
20151005-0101211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas R. Guilliams **Kara D. Guilliams**	Pinnacle Bank	**097080A14100CO**
346 Lake Chateau Drive	150 3rd Ave. South, Suite 900	
Hermitage, TN 37076	Nashville, TN 37201	

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,

Kristen Elizabeth Scruggs, Janon-Zane Durham Newsom, and Jessica-John Christmas Newsom

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

Thomas R. Guilliams and Kara D. Guilliams, 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:

Being Unit No. Z-3 on the Plan of Lake Chateau Condominiums, as of record in Book 6250, page 607-610, amended in Book 7025, page 380, Book 10753, page 271 and 275, Book 11012, page 495, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Newsom, Jr by Warranty Deed from Marcus Say and Ashley Say, husband and wife dated 04/02/15 and recorded on 04/17/15 in Instrument No. 20150417-0034124, said Register's Office for said county. John W. Newsom, Jr having since intestate on or about May 29, 2015. Kristen Elizabeth Scruggs, Janon-Zane Durham Newsom, and Jessica-John Christmas Newsom acquire said property through Affidavit of Heirship of record in Instrument No. 20151005-0101207 said Register's Office.

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 346 Lake Chateau Drive, Hermitage, TN 37076.

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 16th day of September, 2015.

Kristen Elizabeth Scruggs,
By _____, Attorney-in-Fact
Kristen Elizabeth Scruggs by Jay C. Newsom, attorney in fact

Janon-Zane Durham Newsom
By _____, Attorney-in-Fact
Janon-Zane Durham Newsom by Jay C. Newsom, attorney in fact

Jessica-John Christmas Newsom
By _____, Attorney-in-Fact
Jessica-John Christmas Newsom by Jay C. Newsom, attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAY C. NEWSOM, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of KRISTEN ELIZABETH SCRUGGS, JANON-ZANE DURHAM NEWSOM, AND JESSICA-JOHN CHRISTMAS NEWSOM, and is authorized by them to execute this instrument on their behalf by virtue of a Specific Durable Power of Attorney recorded in Instrument No 20151005-0101208, Instrument No. 20151005-0101209, and Instrument No. 20151005-0101210 in said Register's Office.

Witness my hand, at office, this 16th day of September, 2015.

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016

_____
Notary Public
My Commission Expires: _____

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumbo, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumbo

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMBO
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY