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: T20150087795 DEEDWARR
Recvd: 10/15/15 09:26 3 pgs
Fees: 18.00 Taxes: 1135.90
20151015-0104786

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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, **JoAnne F. Pulles,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Charles C. Guenther and wife, Kay C. Guenther,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Plan of Section One, Brownstone, as of record in Book 9700, pages 496-497, 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 JoAnne F. Pulles by Warranty Deed from Robbie G. Quinton, an unmarried person, dated 06/30/2004 and filed for record on 07/06/2004 in Instument Number 20040706-0080065, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 171040A01000

This property is known as 5421 Brownstone Drive, Brentwood, Tennessee, 37027

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 14th day of October, 2015.

JoAnne F. Pulles -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JoAnne F. Pulles, 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 14th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 12/27/2016

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Charles C. Guenther and wife, Kay C. Guenther	New Owner
5421 Brownstone Drive	
Brentwood, TN 37027	

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 **$307,000.00** 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 14th day of October, 2015.

Joanne F. Fuller
Affiant

(Seal)

Notary Public

My commission expires:

12/27/2016