WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony A. LaFrenier Kellie L. LaFrenier	new owner	084040a31800co
(NAME)	(NAME)	
318 Autumn Chase Drive	658 Shasteen Bend	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Winchester TN 37398	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bill Guinn and Susan Guinn, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anthony A. LaFrenier and Kellie L. LaFrenier, 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: 318 of Autumn Chase Condominiums, A Horizontal Property Regime as shown on the Plat of Autumn Chase Condominiums, recorded as Exhibit "A" and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee to which reference is hereby made: The Easements, Restrictions, Conditions and Regulations imposed upon and relating to the property, apartments, owners and tennants of Autumn Chase Condominiums, conated in the Master Deed and By-Laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Bill Guinn and Susan Guinn, by deed of record in Instrument No. 20090402-0029912 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 318 Autumn Chase Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150094305 DEEDWARR
Recvd: 11/05/15 09:30 2 pgs
Fees:13.00 Taxes:649.35
20151105-0112649

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 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 hands this 30th day of October, 2015.

Bill Guinn

Susan Guinn

State of Tennessee
County of Rutherford

Personally appeared before me Bill Guinn and Susan Guinn, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2015.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 10136