Return to:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Ste 220
Nashville, TN 37215

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this the 17th day of November, 2015. Notary Public My commission expires: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150098517 DEEDWARR
Recvd: 11/19/15 12:56 2 pgs
Fees:13.00 Taxes:1295.00
20151119-0117481

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Schneider	Same As New Owner	1320702900
540 Sydney Place		
Murfreesboro, TN 37130		

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

Gary B. Guinn and Jennifer M. Guinn, husband and wife

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

Robert Schneider

HEREINAFTER CALLED THE GRANTEE, HIS 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. 22 on the Plan of Southmeade, of record in Book 1835, pages 118 and 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gary B. Guinn and Jennifer M. Guinn, husband and wife, by Warranty Deed dated September 17, 2015 from Dunklin C. Bowman, III, married, of record in Instrument No. 20150918-0094918, Register's Office for Davidson County, Tennessee.

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, and 12/21/1995 from Dunklin C. Bowman Jr. of record in Instrument No. 200101230006885, and Instrument No. 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.

This conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2204 pages 118 and 119, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 2044, page 31, amended in Book 2046, page 541 and in Book 7254, page 187, Register's Office for Davidson County, Tennessee.

3) Taxes for the current year, which have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **4311 Prescott Road, Nashville, TN 37204**

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 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 GRANTEE, 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 **17th** day of **November, 2015.**

Gary B. Guinn

Jennifer M. Guinn

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Gary B. Guinn and Jennifer M. Guinn,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **November, 2015.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17