G#27930-2 BOX #14

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,950.00

Kathy Goodson
Affiant

BILL GARRETT, Davidson County
Trans:T20150101814 DEEDWARR
Recvd: 12/02/15 09:21 2 pgs
Fees:13.00 Taxes:2034.82
20151202-0121330

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

Anna Agee
Notary Public
Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gary Bennett Guinn & Jennifer M. Guinn 524 Stonegate Pl. Brentwood, TN 37027	Regions Bank d/b/a Regions Mortgage P. O. Box 2153, Dept 2520 Birmingham, AL 35287-2520	160-06-0A-015.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Pamela B. Wilder and Jack C. Wilder, as tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

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

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of Stonegate Subdivision, of record in Boundary Plat in Book 9700, Page 807 and Final Plat in Book 9700, Page 808, 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 Pamela B. Wilder and Jack C. Wilder, as tenants-in-common, by Quitclaim Deed from Jack C. Wilder and wife, Pamela B. Wilder, dated 5/22/08 and recorded 5/29/08 in Instrument Number 20080529-0054543; and the same property previously conveyed to Jack C. Wilder and wife, Pamela B. Wilder, by Warranty Deed from Five Star Builders, LLC, dated 12/10/99 and recorded 12/15/99 in Instrument Number 199912150303253, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 524 Stonegate Pl., Brentwood, TN 37027.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of November, 2015.

Pamela B. Wilder

Pamela B. Wilder

Jack C. Wilder

Jack C. Wilder

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela B. Wilder and Jack C. Wilder, as tenants in common** 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 and official seal at Brentwood, Tennessee this 30th day of November, 2015.

Notary Public
My Commission Expires: _____

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)