Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $206,000.00

Affiant

Subscribed and sworn to before me, this 31 day of December 2015.

Notary Public
My commission expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans: T20160000063 DEEDWARR
Recvd: 01/04/16 08:59 2 pgs
Fees: 13.00 Taxes: 762.20
20160104-0000067

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Guest 3924 Stephens Ridge Way Antioch TN 37013	New Owner	173160A217.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert G. McClenathan and wife Melissa M. McClenathan hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Matthew Guest and Aimee Guest, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 94 on the Plan of Hidden Creek Phase 4 Section 1 of record in Instrument No. 20050714-0081682 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert McClenathan and Melissa McClenathan by deed from Beaser Homes Corp of record in Instrument No. 20061005-0124003 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hidden Creek Phase 4 Section 1 of record in Instrument No. 20050714-0081682 Register's Office for Davidson County, Tennessee 3) Right of Way Easement of record in Book 5460 Page 992 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020514-0059176 and amended Nos. 20030313-0033781; 20050308-0025065; 20050930-0117904; 20050930-0117906; 20050828-0105537; 20060828-0105538; 20090908-0084135 and in any allied instruments(s) referred to in said restrictions. 5) Charter of Hidden Creek Homeowner's Association of record in Instrument No. 20030303-0027388 and amended in No. 20081230-0123265 6) ByLaws of

Hidden Creek Homeowner's Association of record in Instrument No. 20030303-0027389 and amended in No. 20090908-0084136

This property is improved property known as 3924 Stephens Ridge Way, Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 30 day of December, 2015.

Robert G. McClenathan

Melissa M. McClenathan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. McClenathan and Melissa M. McClenathan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of December, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09233