This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20160018830 DEEDWARR
Recvd: 03/08/16 09:52 2 pgs
Fees:13.00 Taxes:832.50
20160308-0022039

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Arens & Ruth Guerrier 604 Childress Xing Nashville, TN 37218	SWBC Mortgage Corporation P.O. BOX 202028 FLORENCE, SC 29502-2028	058090A-30100CO

THIS INDENTURE, made this 4th day of March, 2016 between

Forever Homes, LLC

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Arens Guerrier, a married man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 301, on the Plan of Jordan Ridge at Eaton's Creek, Phase 11, as shown on the Plan of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Forever Homes, LLC by Special Warranty Deed dated 12/29/15 from Bank of America, N.A. of record in Instrument No. 20160112-0003144, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 604 Childress Xing, Nashville, TN 37218.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Forever Homes, LLC

By: Brent Fisher, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brent Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manaaging Member (or other officer authorized to execute the instrument) of Forever Homes, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Managing Member (or other authorized officer).

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of March, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $225,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of March, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

ST16-37220-0141