This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Maria Stepan
411 Harding Place, G2
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash

MAP 147
GROUP 03 0A
PARCEL 090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ann Guess, an umarrried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Maria Stepan**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit G-2 of Harding Place Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for a more (sic) to the plat of Harding Place Condominium of record in Book 5200, Page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Ann Guess by Quitclaim Deed from William Guess Irrevocable Special Needs Trust, trustee Harry Guess, dated November 18, 2014, of record in Instrument No 20150130-0008811, Register's Office for said County.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Restrictive Covenants contained in Instrument of Record Book 6104, page 725, said Register's Office.
3) Easement for SS/SD of record in Book 6710, page 406, said Register's Office.
4) HOA of Record in Book 6081, page 872, said Register's Office.
5) Land Use Agreement of record in Book 10055, page 562, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as 411 Harding Place, G2, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maria Stepan, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

BILL GARRETT, Davidson County
Trans:T20160027097 DEEDWARR
Recvd: 04/04/16 14:32 2 pgs
Fees:13.00 Taxes:135.05
20160404-0031882

WITNESS our hands this the 31st day of March, 2016.

Ann Guess
Ann Guess

STATE OF Georgia)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Ann Guess, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2016.

NOTARY PUBLIC
My Commission Expires: 5-19-2018

Bruce L Ashman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires
05/19/2018

GA Bll 3/31/16
STATE OF ~~Tennessee~~)
COUNTY OF Davidson) Gwinnett

The actual value or consideration, whichever is greater, for this transfer is $36,500.00.

Ann Guess
AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2016.

NOTARY PUBLIC
My Commission Expires: 5-19-2018

Bruce L Ashman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires
05/19/2018