WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160072616 DEEDWARR
Recvd: 08/19/16 13:05 2 pgs
Fees:13.00 Taxes:1875.90
20160819-0086963

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $507,000.00.

Affiant

Subscribed and sworn to me on August 18th, 2016.

NOTARY PUBLIC

My Commission Expires:

MICHAEL B. SCHWEGLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Benjamin Guy and Rachel Guy 2141 Timberwood Drive Nashville, TN 37215	Same as Owner	144-15-0-001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, K. Cody Allison and wife, Melanie M. Allison, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Benjamin Guy and Rachel Guy, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Highland Court of record in Plat Book 2330, page 82, said Register's Office, to which Plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to K. Cody Allison and wife, Melanie M. Allison by warranty deed from Laura L. Calhoun, unmarried as of record in Instrument No. 20070720-0086744, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2141 Timberwood Drive, Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on August 18th, 2016.

K. Cody Allison

Melanie M. Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 18th, 2016, before me personally appeared K. Cody Allison and Melanie M. Allison to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 18th of August, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY