BILL GARRETT, Davidson County
Trans:T20160083227 DEEDWARR
Recvd: 09/22/16 13:28 2 pgs
Fees:13.00 Taxes:582.75

20160922-0099973

# WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$157,500.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|21st DAY OF September,2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
| (AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 051 |
|---|---|---|
| Mike Maitland | Same | GROUP 07 0 |
| 304 Due West Ave | | PARCEL 039.00 |
| Madison, Tennessee 37115 | | |

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, we,

**Anthony N. Guerriero, unmarried**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Mike Maitland, unmarried**

Hereinafter called the grantees, their heirs and assigns, 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(s) 1, as shown on the map entitled Imperial Retirement Center Associates Resubdivision of Part of Lot No. 1 and Lot No. 2, Stratton Place Subdivision, of record in Plat Book 5190, page(s) 75, 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 Anthony N. Guerriero by deed from Thurston Moore, unmarried, dated March 10, 2006, of record in Instrument No 20060510-0054902, Register's Office for said County. - Continued -

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **304 Due West Ave, Madison, Tennessee 37115**.

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 do 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 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 and official seal at office this 21st day of September, 2016.

Anthony N. Guerriero

Anthony N. Guerriero

Continued:

**Being the same property conveyed to Thurston Moore and wife, Georgianna Moore by deed from L. L. Zumstein and wife June E. Zumstein, dated November 19, 1993, of record in Book 9160, page 839, Register's Office for said County. The said Georgianna Moore having pre-deceased her husband on April 5, 2002, leaving him sole owner by operation of law.**

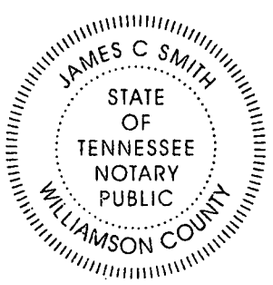
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anthony N. Guerriero, unmarried, with whom I am personally acquainted, (or who 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, at office, this 21st day of September, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019




PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027