WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/17 16:04 3 pgs
Fees:18.00 Taxes:358.90
20170424-0040157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: March 20, 2017

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

P-AH-17-112

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Mark D. Harlass	Guaranteed Rate	
(NAME)	(NAME)	**043-02-0A-112.00-CO**
112 Cedarwood Lane	3940 N Ravenswood	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT E. GUERARD AND JENNIFER D. GUERARD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK D. HARLASS, SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. C-112 on the Plan of Phase One, Site Plan, Cedarwood Courtyard Homes, a Planned Unit Development of record in Plat Book 5200, Page 61, clarification in Book 5497, Page 800, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert E. Guerard and wife, Jennifer D. Guerard by Warranty deed from Marjorie F. Vantrease, unmarried of record in Instrument No. 20030730-0107566 Register's Office for Davidson County, Tennessee, dated July 22, 2003 and recorded on July 30, 2003 and re-recorded on August 06, 2003 at Instrument No. 20030806-0111799.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Page 61, clarification in Book 5497, Page 800;
- Covenants, Conditions and Restrictions of record in Book 5302, Page 546, Book 5495, Page 661, Book 5669, Page 132, Book 6053, Page 422, Book 6119, Page 402, Book, 6216, Page 434, Book 6707, Page 216, Book 7633, Page 920, Book 9010, Page 503, Book 9010, Page 505 and Instrument No. 20070802-0092060;
- By-Laws of record in Book 5307, Page 231, and amended in Instrument Nos. 20070802-0092059, 20120921-0085950 and 20140505-0037855;
- HOA Charter of record in Book 5307, Page 226;
- Conveyance of common areas of record in Book 5684, Page 678;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20110325-0023033, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Cedarwood Lane, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 21st DAY OF APRIL, 2017.

Robert E. Guerard

Jennifer D. Guerard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. GUERARD AND JENNIFER D. GUERARD, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 21st of April, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018