(2)

BILL GARRETT, Davidson County
Trans: T20170047408 DEEDWARR
Recvd: 06/05/17 11:15 2 pgs
Fees: 13.00 Taxes: 1283.53
20170605-0055763

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170324

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 346,900.00

AFFIANT

SARAH E. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2017.

NOTARY PUBLIC

My commission expires: 12-4-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Samuel Guess Jr. and Cheryl Mitchell Guess 1206 Chickadee Circle Hermitage, TN 37076	SAME	098 06 0B 103.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Six Thousand Nine Hundred and 00/100 Dollars ($346,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GREGORY DANE AND WIFE, REGINA A. DANE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **HARRY SAMUEL GUESS, JR. AND CHERYL MITCHELL GUESS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit 121-D-A, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D through 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions and Restrictions of record in Instrument 20051122-0141076, and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gregory Dane and wife, Regina A. Dane, by Warranty Deed from Frank Batson Homes, Inc., dated 8/21/2009, recorded 8/24/2009, of record in Instrument 20090824-0079373, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1206 Chickadee Circle, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of May, 2017.

Gregory Dane by Chad King, Attorney in Fact

GREGORY DANE BY CHAD KING, ATTORNEY-IN-FACT

Regina A Dane by Chad King Attorney in Fact

REGINA A. DANE BY CHAD KING, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Chad King, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Gregory Dane and Regina A. Dane and acknowledged that he executed the same as the free act and deed of the said Gregory Dane and Regina A. Dane.

WITNESS my hand and seal, this the 31st day of May, 2017.

SARAH E. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sarah E. Simmons
Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-4-18