WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/17 14:30 3 pgs
Fees:18.00 Taxes:344.10
20170607-0057141

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $93,000.00.

Affiant

Subscribed and sworn to before me this 15 day of June, 2017

Notary Public

My Commission expires: 5/5/18 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John C. Guthrie	SWBC Mortgage Corporation	034050A07800CO
904 Tabitha Lane	9311 San Pedro, Suite 100	
Old Hickory, TN 37138	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ralph W. Bain and Doris S. Bain**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John C. Guthrie and Ashley C. Guthrie, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit Number 78 on Plan of Monticello Manor of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ralph W. Bain and Doris S. Bain from The Secretary of Housing and Urban Development of Washington, D.C. by Cash Deed For Tennessee on August 13, 2002, of record in Instrument Number 20020916-0112381, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6643, Page 958; Book 6643, Page 950; Book 11259, Page 994, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 3370, Page 157; Book 4530, Page 215; Book 1229, Page 138 and Instrument Number 20140114-0003779, Register's Office for Davidson County, Tennessee.

This is improved property known as: **595 Thomas Jefferson Circle, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this June 1, 2017.

Ralph W. Bain

BY: R. Douglas Bain
R. Douglas Bain, Attorney-in-fact

Doris S. Bain

BY: R. Douglas Bain
R. Douglas Bain, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **R. Douglas Bain,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Doris S. Bain,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Doris S. Bain**, the bargainor(s), by the said **R. Douglas Bain,** as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of June, 2017.

NOTARY PUBLIC My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **R. Douglas Bain,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Ralph W. Bain,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Ralph W. Bain**, the bargainor(s), by the said **R. Douglas Bain,** as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of June, 2017.

NOTARY PUBLIC My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.