Davidson County DEEDWARR
Recvd: 07/27/17 11:11 3 pgs
Fees:18.00 Taxes:606.80
20170727-0076135

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
1173 Rock Springs Road Ste 110
Smyrna, TN 37167
File No.0305S-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2017

Notary Public
My Commission Expires: 6-15-19

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
RHB, LLC, a Tennessee limited liability company 4472 Hickory Grove Road Murfreesboro, TN 37129	RHB, LLC, a Tennessee limited liability company 4472 Hickory Grove Road Murfreesboro, TN 37129	Map/parcel: 165-05-0A-140.00 CO

WARRANTY DEED

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, I/WE

Keith J. Guigneaux, a married man

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RHB, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), its HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land lying in Davidson County, Tennessee and being all of Lot No. 179 on Subdivision Plat, Section I, Phase II, SOUTH SHORE, a Planned Unit Development, as shown on plat of record in Instrument Number 20050210-0015592, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Keith J. Guigneaux, unmarried by Deed from Wimbledon Properties, LLC dated 3/30/2007 and filed for record in Instrument Number 20070507-0054518, Register's Office for Davidson County, Tennessee.

Mary Guigneaux hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20051103-0133346, Instrument Number 20050811-0095166, Instrument Number 20010221-0016129, Instrument Number 20060203-0013756, Instrument Number 20010221-0016130, Instrument Number 2002 0913-0111662, Instrument Number 20100929-0077581, Instrument Number 20031210-0177420, Book 3917, Page 967 and Instrument Number 20010417-0037237, Register's Office for Rutherford County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 2224 Beachfront Avenue, Antioch, TN, 37013

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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of July, 2017.

Keith J. Guigneaux

Mary Guigneaux

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Keith J. Guigneaux and Mary Guigneaux**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2017.

Notary Public

My Commission Expires: 9/18/17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley**, a notary public for this county and state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9/18/17

Notary Seal

