This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $364,900.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170223	Affiant Sworn to and subscribed before me this 2nd day of August, 2017. Notary Public My Comm
After Recording Return To The Above.	

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170071798 DEEDWARR
Recvd: 08/18/17 09:45 2 pgs
Fees:13.00 Taxes:1350.13
20170818-0084946

WARRANTY DEED

THIS INDENTURE, made this 2nd day of August, 2017, among:

MICHAEL COLE NORRIS AND SPOUSE, ANNA HILDEBRAND NORRIS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CHARLES MICHAEL GUTHREY AND JOAN S. GUTHREY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of A Cluster Lot Development, Brentwood Cove, Revision 3 of record in Plat at Instrument No. 20010201-0009801, 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 Michael Cole Norris and spouse, Anna Hilderbrand Norris by Warranty deed from Robert N. Luedtke and wife, Kimberly Condra Luedke of record in Instrument No. 20140804-0069635 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 04, 2014. (Value of consideration shown in aforementioned deed $287,000.00.) Being also known as 5644 Cedar Rock Drive Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Michael Cole Norris

Anna Hildebrand Norris

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michael Cole Norris and Anna Hildebrand Norris, the within named bargainor(s), 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 2nd day of August, 2017.

Notary Public
My Commission Expires:

MARILYN GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Owner Name & Property Address:

Name: Charles M. Guthrey and Joan S. Guthrey
Address: 5644 Cedar Rock Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Charles M. Guthrey and Joan S. Guthrey
Address: 5644 Cedar Rock Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 172-10-0A-020.00-CO