Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075054 DEEDWARR
Recvd: 08/29/17 08:54 2 pgs
Fees:13.00 Taxes:2127.50

20170829-0088406

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000.00

KGM
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF AUGUST, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9192 BYRD CP LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Clayton Byrd and Sarah Byrd	New Owner	11814002200
3607 Robin Road		
Nashville, TN 37204		

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 ACKNOWLEDGE, WE,

AARON S. GUIN, AND WIFE, LAURA S. GUIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLAYTON BYRD, AND SARAH BYRD, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Plan of Marengo Park, Section "C" as of record in Book 1130, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron S. Guin and Laura S. Guin, husband and wife by Warranty Deed from Stewart D. Bronson Jr., and wife, Angela P. Bronson, recorded on the 2nd day of April, 2012 in Instrument No. 20120402-0027829, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARENGO PARK, SECTION "C", as recorded in Plat Book 1130, Page(s) 21, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42.USC 3604(c).

e. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1649, Page 349, Book 1833, Page 395, Book 1833, Page 507, Book 2462, Page 938, Book 2711, Page 806, Book 2711, Page 810, Book 2293, Page 292, Book 3117, Page 423, Book 3400, Page 493, Book 3516, Page 489, Book 4462, Page 41, Book 5517, Page 729, Book 6137, Page 297 and Book 7047, Page 362, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Terms and provisions of by-Laws recorded in Book 2426, Page 940, Book 3839, Page 118, Book 3914, Page 234, Book 5586, Page 910, Book 5730, Page 11, Book 5878, Page 166, Book 6023, Page 742 and Book 6313, Page 922.

g. Charter of McKay's Mill Master Association and McKay's Mill Single Family Sub-Association recorded in Book 1860, Page 734 and Book 1860, Page 729.

h. Inspection and Maintenance Agreement of Private Stormwater Management Facilities as set forth in instrument recorded in Book 3155, Page 631.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.

This is improved property known as 3607 Robin Road, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 28th day of August, 2017.

Aaron S. Guin

Laura S. Guin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, AARON S. GUIN AND LAURA S. GUIN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of August, 2017.

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: _____

File #: 17-9192 BYRD CP LG

RECORD & RETURN TO:

VANDERPOOL & PEARMAN

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067