THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170913333

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $100,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of October, 2017.

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett Davidson County
Batch# 16305 **DEEDWARR**
10/23/2017 08:43:38 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20171023-0107958

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
129 Tomarand Trust 109 N. Kenner Ave. #201 Nashville, TN 37205	New Owner	Tax Parcel ID No. 162-03-0-138.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ginger Smith and Robert Guiher** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **B. Notestine on behalf of Belle Meade Title & Escrow Corporation, a Tennessee Corporation, as Trustee for 129 Tomarand Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, 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 Shirley Ann K. Guiher by Warranty Deed from O. W. Cooper and wife, Helen B. Cooper, of record in Book 4640, page 726, Register's Office for Davidson County, Tennessee, dated September 22, 1972 and recorded on September 26, 1972. The said Shirley Ann K. Guiher, now being deceased on June 18, 2012 in Davidson County, Tennessee leaving Ginger Smith and Robert Guiher as her sole heirs at law, as evidenced by Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 20171023-0107957 and by The Last Will and Testament of Shirley A.K. Guiher recorded simultaneously herewith in Instrument No. 20171023-0107957, in the Register's office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 58, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4562, Page 949, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 129 Tomarand Rd. Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2017.

Ginger Smith

Robert Guiher

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ginger Smith and Robert Guiher, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON