WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1807

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

CRT File No. 180315400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$750,000.00~~.

Affiant

~~Subscribed~~ and sworn to before me, this 12th day of April, 2018.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Bill Garrett Davidson County
Batch# 81304 DEEDWARR
04/16/2018 12:48:55 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20180416-0035546

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elde Guerrier 5906 Hickory Valley Road Nashville TN 37205	New Owner	Tax Parcel ID No. 103-13-0-006.00

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, **Brent M. Songstad and Ynell R. Songstad, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elde Guerrier and DeLisa Guerrier, Husband and Wife,** ("Grantees"), their 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(s) 63, as shown on the map entitled Hillwood Estates Section 6, of record in Plat Book 2133, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRENT M. SONGSTAD and wife, YNELL R. SONGSTAD, by deed from WILLIAM HEDGE BURT, JR. and wife, TARA THACKER BURT, of record in Instrument No. 20050426-0046535, dated April 22, 2005, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 103-13-0-006.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2133, page 96, said Register's Office.

This is improved property located at 5906 Hickory Valley Road Nashville TN 37205

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, Grantors have executed this instrument on this 12th day of April, 2018.

Brent M. Songstad

Ynell R. Songstad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brent M. Songstad and Ynell R. Songstad, 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 12th day of April, 2018.

Notary Public

My Commission Expires: _____

