Bill Garrett Davidson County
Batch# 89172 DEEDWARR
05/07/2018 11:19:18 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20180507-0043383

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0870

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of May, 2018

Notary Public
Commission Expires: _____

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aaron W. McCloud 434 Lanier Drive Madison, TN 37115	Wells Fargo Bank, N.A. 6200 Park Ave. Des Moines, IA 50321	052-02-0-014.00

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,

Kenneth W. Gutermuth and wife, Jean M. Gutermuth

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron W. McCloud and Charlotte Couch, unmarried as tenants by the entirety

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:

Land in Davidson County, Tennessee, being the Northerly 16 feet 8 inches of Lot No. 15 and the Southerly 41 feet 8 inches of Lot No. 16 of Block E on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots adjoin and front together 58 feet 4 inches on the Westerly side of Lanier Drive and run back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Kenneth W. Guntermuth and wife, Jean M. Guntermuth by Warranty deed from F & J Enterprises, Inc. of record in Book 11048, page 639, Register's Office for Davidson County, Tennessee, dated July 31, 1998 and recorded on August 03, 1998.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 434 Lanier Drive, Madison, TN 37115.

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, their heirs and assigns forever; and we so covenant with 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 is 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 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 2nd day of May, 2018.

Kenneth W. Gutermuth

Kenneth W. Gutermuth

Jean M. Gutermuth

Jean M. Gutermuth

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Kenneth W. Gutermuth and wife, Jean M. Gutermuth

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 at Madison, Tennessee this 2nd day of May, 2018.

Notary Public

My Commission Expires: 1-18-20

(Notary Seal)

