Bill Garrett Davidson County
Batch# 98332 DEEDWARR
05/30/2018 03:13:01 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20180530-0051659

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $565,000.00. Affiant Subscribed and sworn to before me, this the 21st day of May, 2018. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Troy Vennon, Amy Heuser Ryan McGowen, Michelle McGowen Nic Ashford and Dorothy Asford	HOME POINT FINANCIAL CORP	
6180 Beaumont Sq.	14255 49TH ST N BLDG #1	072-10-3B-004.00CO
Lewis Center, OH 43035	CLEARWATER, FL 33762	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TROY VENNON, A SINGLE MAN , AMY ELIZABETH HEUSER, A SINGLE WOMAN, AND RYAN H. MCGOWEN AND MICHELLE L. MCGOWEN, HUSBAND AND WIFE, AND NICHOLAS B. ASHFORD AND DOROTHY ASHFORD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for 2619 Gallatin Pike Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160826-0089504 and First Amendment recorded in Instrument No. 20180129-0009155, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Elde Guerrier and De Lisa Guerrier, husband and wife by Warranty deed from DB Arcade, LLC of record in Instrument No. 20150727-0073387 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 27, 2015.

Being a portion of the same property conveyed to Guerrier Development, LLC by Quitclaim deed from Elde Guerrier and De Lisa Guerrier, husband and wife of record in Instrument No. 20150904-0090235 Register' s Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 04, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1035 Fairwin Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of May, 2018.

Guerrier Development, LLC

By:
Name: Elde Guerrier
Title: Member

By:
Name: DeLisa Andrea Guerrier
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elde Guerrier and DeLisa Andrea Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they/themselves to be the Members of Guerrier Development, LLC, a Tennessee Limited Liability Company, and that they/themselves acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 21st day of May, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021