Bill Garrett Davidson County
Batch# 111097 DEEDWARR
06/29/2018 03:24:02 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20180629-0063379

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-2910

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020

Affiant

Subscribed and sworn to before me, this 28th day of June, 2018.

Notary Public
My commission expires: 1/6/20

02-1806-50436

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Thomas F. Guss 2910 Knobdale Rd Nashville TN 37214	new owners	084-08-0-058.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danielle Peck, erroneously referenced in prior deed of record as Danielle Smith, unmarried and Josh Smith, unmarried, as Tenants in Common With Rights of Survivorship**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas F. Guss and Joyanna Guss, Husband and Wife**, hereinafter called the Grantees, their successors 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 Lot No. 206, on the Plan of Section Seven, Lincoya Hills, of record in Book 2331, Page 119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danielle Smith, unmarried and Josh Smith, unmarried by deed from Joseph C. Miller, unmarried, dated November 25, 2013, recorded December 4, 2013, of record in Instrument No. 20131204-0123453, Register's Office for Davidson County, Tennessee.

Danielle Peck was erroneously styled "Danielle Smith" in the Warranty Deed of record in Instrument No. 20131204-0123453, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2910 Knobdale Rd, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 28th day of June, 2018.

Danielle Peck

Josh Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Danielle Peck and Josh Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of June, 2018.

Notary Public

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

My Commission expires:

8/11/20