Bill Garrett Davidson County
Batch# 117998 DEEDWARR
07/18/2018 11:48:24 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20180718-0069993

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 315,000.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2018.

Notary Public

My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew C. Guinn **Yaqian Guinn**	**First Community Mortgage, Inc.**	**126160A62600CO**
7445 Riverland Drive	**262 Robert Rose Drive, Suite 101**	
Nashville, TN 37221	**Murfreesboro, TN 37129**	

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 ACKNOWLEDGE, WE,

Todd R. Gledhill and Kathryn M. Justice, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew C. Guinn and Yaqian Guinn, husband and wife

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:

Lot 381, Finai Plat of Riverwalk Phase 4C, as shown on plan of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Todd R. Gledhill and Kathryn M. Justice, husband and wife, by Warranty Deed from Scott Cothran and wife, Rachel Cothran dated 05/14/2015 and recorded 06/04/2015 in Instrument No. 20150604-0052539 in the said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7445 Riverland Drive, Nashville, TN 37221.

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 do 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 in 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 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/our hand(s) this _____ day of July, 2018.

Todd R. Gledhill

~~Katherine~~ Kathryn M. Justice

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, **Todd R. Gledhill and Katherine M. Justice,** the within named Grantor(s), 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, at office, this _____ day of July, 2018.

"See attached notary certificate"

Notary Public

My Commission Expires:_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento }

On July 13, 2018, before me, B. L. Beyer, a Notary Public, personally appeared, **Todd R. Gledhill** and **Kathryn M. Justice,** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B.L. BEYER
Commission # 2121923
Notary Public - California
Sacramento County
My Comm. Expires Aug 29, 2019

Signature _____
B. L. Beyer, Notary Public

(seal)