RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911870

WARRANTY DEED

Karen Johnson Davidson County
Batch# 235081 DEEDWARR
05/28/2019 10:45:50 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190528-0049986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2019.

NOTARY PUBLIC

My commission expires:

ABBY N. BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond A. Guarino III and Tara J. Guarino 118 Honey Creek Lane Nashville, TN 37211	Same address as new owner	161 13 0B 118.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100 Dollars ($305,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ELIZABETH NICOLE GARLOCK(WHO OBTAINED TITLE AS ELIZABETH NICOLE MOORE) MARRIED,**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RAYMOND A. GUARINO III AND TARA J. GUARINO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County Tennessee, being Unit No. 118 on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of Record in Instrument No. 20040702-0079260 and Instrument No. 20050204-0013611 and amended in Instrument No. 20050329-0034131 and in Instrument No. 20050822-0100021 Registers Office for said County, to which plan reference is thereby made for a more complete and accurate description.

Being that same property conveyed to Elizabeth Nicole Moore, now known as Elizabeth Nicole Garlock, by Special Warranty Deed from Bank of America, NA, dated 01/26/2012 and recorded in Instrument No. 20120210-0011928, Register's Office for Davidson County, Tennessee. Said property was never the principal residence of the spouse of Elizabeth Nicole Garlock.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of May, 2019.

Elizabeth Nicole Garlock

ELIZABETH NICOLE GARLOCK FKA ELIZABETH NICOLE MOORE,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Elizabeth Nicole Garlock FKA Elizabeth Nicole Moore,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of May, 2019.

Notary Public
My commission expires: 11/16/22

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON