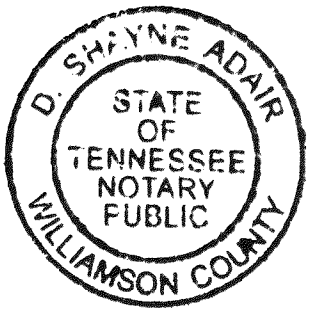
Karen Johnson Davidson County
Batch# 261591 DEEDWARR
07/24/2019 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20190724-0072676



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $205,000.00.
April Millerman
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of July, 2019.
NOTARY PUBLIC
My commission expires: 6/13/2022

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nicholas Millman (NAME)	Guaranteed Rate, Inc. (NAME)	05006005900
3517 Standing Stone Drive (ADDRESS)	3940 N Ravenswood (ADDRESS)	
Nashville, TN 37207	Chicago, IL 60613	

Warranty Deed

For and in Consideration of the sum of $205,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kendra Guyton, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nicholas Millman, a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land In Davidson County, Tennessee, being Lot No. 82 on the Plan of Village by the Creek, Section 12 of record in Plat Book 6900, Page 314 Register's office for said County to which reference is made for a more complete description.

Being the same property conveyed to Kendra Guyton, an unmarried woman, by deed from Kent Jones, unmarried, dated October 3, 2016 and recorded as Instrument No. 20161006-0105739, of the Register's Office of Davidson County, Tennessee.

This property is **improved** property known as: 3517 Standing Stone Drive, Nashville, TN 37207.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of July, 2019.

Kendra Guyton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kendra Guyton, the herein bargainor, 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, this the 16th day of July, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Kimbra Spann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

