WARRANTY DEED

Karen Johnson Davidson County
Batch# 263673 **DEEDWARR**
07/29/2019 03:56:50 PM 2 pgs
Fees: $13.00 Taxes: $1,367.89

20190729-0074618

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lindsey Sullivan and Kristian Marcy	GUARANTEED RATE INC	
(NAME)	(NAME)	**083-06-0-036.00**
1608 Benjamin St.	4410 N RAVENSWOOD AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	CHICAGO, IL 60640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA N. GUENTHER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSEY SULLIVAN AND KRISTIAN MARCY, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Subdivision of Lots No. 8,9,10 and Part of Lot No. 7 in Block A, Lots 13-14 in Block B, All of Block C in Subdivision of Weakley Place, of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa N. Guenther, unmarried by Quitcliam Deed from Rohan Quinby recorded July 9, 2019 of record in Instrument No. 20190709-0066795, Register's Office for Davidson County, Tennessee and being the same property conveyed to Lisa N. Guenther and Rohan Quinby, wife and husband by Warranty deed from Jerome F. Brillaud, unmarried of record in Instrument No. 20120711-0060598 Register's Office for Davidson County, Tennessee, dated July 06, 2012 and recorded on July 11, 2012.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1608 Benjamin St., Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 the 18th DAY OF JULY, 2019.

Lisa N Guenther by Kate Nyquist, Attorney in Fact

Lisa N. Guenther by Kate Nyquist
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LISA N. GUENTHER, and who acknowledged he/she/they executed the same as the free act and deed of the said LISA N. GUENTHER.

Witness my hand and official seal, this the 18th of July, 2019.

William E Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212