WARRANTY DEED

Karen Johnson Davidson County
Batch# 382458 DEEDWARR
04/07/2020 02:11:27 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20200407-0036708

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 485,000.00.

Affiant

Subscribed and sworn to me on April 6 2020.

NOTARY PUBLIC

My Commission Expires: 3/7/23

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. JEANETTE L. RAMEY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33365

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carl E. Guye, Jr. Cynthia Denise Guye 8520 Raymond Roberts Drive Nashville, TN 37221	Same	127-13-030

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nathan Fletcher and wife, Amanda R. Fletcher, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Carl E. Guye, Jr. and Cynthia Denise Guye, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section 3, Merrymount Acres of record in Plat Book 4175, page 91, in the Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Nathan Fletcher and wife, Amanda R. Fletcher, by Warranty Deed dated April 5, 2012 and recorded April 16, 2012 from Jerrie L. Cox, unmarried, of record as Instrument No. 20120416-0032311, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 8520 Raymond Roberts 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 1st day of April 2020.

Nathan Fletcher

Amanda R. Fletcher

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 1, 2020, before me personally appeared Nathan Fletcher and Amanda R. Fletcher to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 1, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

