(7)

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122
MJ20-0719

Karen Johnson Davidson County
Batch# 512246 **DEEDWARR**
11/09/2020 12:20:09 PM 2 pgs
Fees: $13.00 Taxes: $582.75
20201109-0131377

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of November, 2020

Notary Public

Commission Expires: 05-15-2021

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Randall P. Hurley, JoAnn Hurley 112 North Timber Drive Nashville, TN 37214	Land Home Financial Services Inc 1355 Willow Way, Suite 250 Concord, CA 94520	108-07-0B-016.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

John A. Guarneiri and wife, Lucille F. Guarneiri

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randall P. Hurley and JoAnn Hurley, 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:

Land in Davidson County, Tennessee, being Unit No. 16, Building B, on the Plan of Timberlake Condominium of record in Master Deed Recording in Plat Book 6549, Page 475, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Grounds Appurtenant to said unit, as set Forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to John A. Guarneiri and wife, Lucille F. Guarneiri by Warranty deed from Athena Millas Kaiman, a married woman of record in Instrument No. 20120703-0058499 Register's Office for Davidson County, Tennessee, dated June 28, 2012 and recorded on July 03, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 112 North Timber Drive, Nashville, TN 37214

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of November, 2020.

John A. Guarneiri by Julia A Hirt, his Attorney-In-Fact

Lucille F. Guarneiri by Julia A Hirt, her Attorney-In-Fact

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julia A Hirt** the bargainor 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 on behalf of **John A. Guarneiri and Lucille F. Guarneiri,** and acknowledged that as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Instrument No. 20201109-0131376 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee this 4th day of November, 2020.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: