File No. 290800121

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Ellen Turley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2009.

Connie Beard
Notary Public

MY COMMISSION EXPIRES: 6-17-13
(AFFIX SEAL)

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF CONNIE BEARD

BILL GARRETT, Davidson County
Trans:T20090060179 DEEDWARR
Recvd: 09/02/09 10:16 2 pgs
Fees:13.00 Taxes:684.50
20090902-0082307

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Turley	Ellen Turley	Map and Parcel 09602001000
(NAME) 2920-B Lebanon Pike	(NAME) SAME	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I, **Georgina A. Abisellan**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ellen Turley, Single**, hereinafter called the grantee(s), Her 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 a tract of land in the 3rd Civil District of said County and State, marked Guill Estate, 1.23 acres, more or less, as shown on the Plan of Guill Heights, of record in Plat Book 2854, Page 10, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Guill Court at the corner of Lot No. 1 on said plan; thence south 53° 30' west 198.6 feet; thence south 36° 30' east 333.7 feet to the northwesterly margin of Lebanon Road; thence with the same northeasterly 175.28 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 38.97 feet to the southwesterly margin of Guill Court; thence with the same north 36° 30' west 290.75 feet to the beginning.

Less and except that certain conveyance to the Metropolitan Government of Nashville & Davidson County by deed of record in Instrument 20040109-0003622, said Register's Office.

Being the same property conveyed to Georgina A. Abisellan by Installment Deed dated October 18, 1977 from Elmer W. Disspayne and wife, Thelma W. Disspayne of record in Book 5212, page 139, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This property was not a residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2918 Lebanon Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), Her 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), Her 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 hands this 26 day of August, 2009.

Georgina A. Abisellan by Maria Georgina D'Orazio, Attorney in Fact

by Maria Georgina D'Orazio

STATE OF NORTH CAROLINA
COUNTY OF ~~RUTHERFORD~~ Carteret

On this the 31st day of August, 2009, before me personally appeared Maria Georgina D'Orazio, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Georgina A. Abisellan, and who acknowledged that she executed the same as the free act and deed of the said Georgina A. Abisellan by virtue of that Power of Attorney, duly executed by the said Georgina A. Abisellan and appearing of record in Instrument Number 20051215-0150556, of Register's Office of Davidson County, Tennessee.

Witness my hand at office this 26 day of August, 2009.

Commission expires:
05/25/2011

CHERYL ANN HAMILTON
Notary Public
Carteret County
My Commission expires
06/25/2011
NORTH CAROLINA

Cheryl Ann Hamilton
Notary Public

File Number: 290800121
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167