WARRANTY DEED **16265**

STATE OF **TENNESSEE**
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF AUGUST, 2010.**

Notary Public

MY COMMISSION EXPIRES: **September 17, 2011.**
(AFFIX SEAL)

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Davidson County DEEDWARR
Recvd: 08/30/10 12:34 3 pgs
Fees:18.00 Taxes:111.00
20100830-0068550

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow, 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald M. King	Ronald M. King	**120-13-53**
(NAME)	(NAME)	
950 Currey Road	917 Rexdale Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **William Marvin Green Jr. and Claude Edward Hartman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald M. King and wife Marijo King**, 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:

Being Lot No. 8 on the Plat Plan prepared by John Wilkes, Civil Engineer, according to a survey made March 3rd, 1928, file with the Register's Office for Davidson County, Tennessee and further described below.

Being Lot No. 8 in said Plan described as follows: Beginning at a point at the center of the Currey Road on the line dividing the lands of Mrs. Mary E. Currey and Ben F. Turbeville, thence East with this line 457 feet to a point; thence North 216 feet to a point; thence West 594 feet to the center of the Currey Road; thence South along the center of said road, 233 feet to the point of beginning

.

Included but the excluded therefrom are conveyances of record in Book 2095, Page 471 and Book 1495, Page 147 as described below.

Land in Davidson County, Tennessee, being the easterly 308 feet of Lot No. 8 on the Map of the Subdivision of the Ben F. Turbeville Estate, of record in Book 547, page 143, Register's Office for said County.

Said part of Lot fronts 216 feet on the West line of Lot No. 13 and runs back between lines along the south line of lot No. 7, 308 feet to a dead line on which it measures 216 feet, more or less.

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being the northwesterly part of Lot No. 8 on the Map showing Subdivision of Ben F. Turbeville's Estate as of record in book 547, page 143, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, March 29, 1952, as follows:
Beginning at a point in the center of the old Currey Road at the corner of lots Nos. 7 and 8 on said plan; thence with the center of said road south 30° 15' east 85 feet; thence north 76° 30' east 217 feet; thence north 10° 15 ' west 10 feet to a point on the southern boundary line of said lot No. 7; thence with the line between said lots Nos. 7 and 8 north 87° 15' west 253 feet to the beginning, containing .23 of an acre, more or less.

Being the same property conveyed to **William Marvin Green Jr. and Claude Hartman** by Quitclaim Deed of record in Instrument No. 200407280089995, Register's Office for **Davidson** County, Tennessee.

Martha Green Hartman having since died leaving as heirs at law Claude Edward Hartman, Beverly Ann Hartman, Steven Currey Hartman, Virginia Elaine Hartman, Susan Claudette Hartman and Laurie Kathleen Hartman evidenced by Affidavit of Heirship of record in Instrument No. 20100830-0068548, said Register's Office.

Beverly Ann Hartman, Steven Currey Hartman, Virginia Elaine Hartman, Susan Claudette Hartman having since quit claimed their interest in the property to Claude Edward Hartman as of record in Instrument No. 20100830-0068549, said Register's Office.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **950 Currey Road, Nashville, TN 37217**

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 **26th day of August, 2010**.

William Marvin Green Jr.

William Marvin Green Jr.

Claude Edward Hartman

Claude Edward Hartman

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named William Marvin Green Jr. and Claude Edward Hartman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 26th day of August, 2010.

Commission expires:9/17/10

Anthony Ellis

Notary Public

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

I, Philip Ellis, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY