WARRANTY DEED

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 6-17-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Any Gug		11813006900
(NAME)	(NAME)	
963 Graybar Lane	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120051258 DEEDWARR
Recvd: 07/12/12 11:10 2 pgs
Fees:13.00 Taxes:684.87
20120712-0061242

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, **Ruth Ann Peltier for the Estate of Gaylia M. O'Neill** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Any Gug and John Gug, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 20 on the Map of Yearwood Subdivision, as of record in Plat Book 1424, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Edna Mae Parrish by Deed from Marcus Charles, unmarried, dated 05/04/1972 and filed for record on 05/05/1972 in Book 4598, Page 633, Register's Office for Davidson County, Tennessee.

The said Edna Mae Marlowe Parrish died testate on 5/23/1989 devising subject property to Gaylia Mae Parrish Pitt O'Neill as evidenced by the Last Will and Testament of Edna Mae Marlowe Parrish filed in Document No 92914, in the Probate Court Clerk's Office for Davidson County.

Being the same property conveyed to Gaylia P. O'Neill by Deed from Gaylia P. O'Neill Executrix, dated 11/02/1998 and filed for record on 01/05/1999 in Book 11282, Page 733, Register's Office for Davidson County, Tennessee.

The said Gaylia M. O'Neill died testate on 11/17/2011 devising subject property to Ruth Ann Peltier, Executrix as evidenced by the Last Will and Testament of Gaylia M. O'Neill filed in Document No 11P1900, in the Probate Court Clerk's Office for Davidson County.

All matters as set forth on the plat of record in Plat Book 1424, Page 48, Register's Office for Davidson County, Tennessee.

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

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 963 Graybar Lane, Nashville, TN 37204

(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), their heirs and/or 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/or 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 hand this 3rd day of July, 2012.

ESTATE OF GAYLIA M. O'NEILL

Ruth Ann Peltier, Executrix

Ruth Ann Peltier,Executrix

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 Ruth Ann Peltier the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

*Executrix

Witness my hand and Official seal this 3rd day of July, 2012.

Notary Public
My Commission Expires: 10-19-13

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167