BILL GARRETT, Davidson County
Trans:T20130015079 DEEDWARR
Recvd: 02/22/13 13:58 2 pgs
Fees:13.00 Taxes:185.00
20130222-0018016

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Robert W. Hurt & Sherry Faircloth
2520 Pulley Road
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MAP/PARCEL 121-00-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Georgia G. Faircloth, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Robert W. Hurt, unmarried and Sherry Faircloth, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated July 28, 1960, as follows:

Beginning at an iron pin in the north margin of Pulley Road, said point being 125.0 feet east of the southeast corner of the Wisitts Baptist Church Property said point also being the southeast corner of a 1.2 acre tract of land; thence North 2 deg. 10' East 428.0 feet to an iron pin in the south line of the Mrs. Mary Goodman property; thence along the south line of the said Mary Goodman property South 87 deg. 30' east 528 feet to an iron pin in the west margin of Pulley Road; thence along the said margin of said Road, South 3 deg. 52' West 102.0 feet to a point; thence South 20 deg. 46' West 94.0 feet to a point; thence South 41 deg. 04' West 90.0 feet to a point; thence South 60 deg. 29' West 94.0 feet to a point; thence South 81 deg. 38' West 90.0 feet to a point; thence North 89 deg. 22' West 96.0 feet to a point; thence North 88 deg. 34' West 270.0 feet to the point of beginning, containing 4.7 acres, more or less.

Being the same property conveyed to Georgia G. Faircloth by Deed from John Willard Dix and wife, Dolly S. Dix of record in Book 4782, page 940, Register's Office for Davidson County, Tennessee, dated January 8, 1974 recorded on January 24, 1974. Archie Faircloth having since died.

This is improved property known as: **2520 Pulley Road, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. Restrictions and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 13th day of February, 2013

Georgia G. Faircloth

Georgia G. Faircloth

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Georgia G. Faircloth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 1/4/14

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 4 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

Sherry Faircloth

AFFIANT

Subscribed and sworn to before me this the 13th day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 1/4/14

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 4 2014