BILL GARRETT, Davidson County
Trans: T20130086460 DEEDWARR
Recvd: 10/07/13 10:17 2 pgs
Fees: 13.00 Taxes: 876.53
20131007-0104980

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,900.00.

Laura K Poff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2013.

Etta Carter
Notary Public
MY COMMISSION EXPIRES: 11/3/15
File No. G13-7625D

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laura K. Poff, unmarried (NAME)	NEW OWNER (NAME)	69-11-42
4016 Ashland City Highway (STREET ADDRESS)	4016 Ashland City Hwy (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mary Ann Guess**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura K. Poff, an unmarried woman and William B. Hurt, an unmarried man,** 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 the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Stephen G. Draper, Surveyor, July 12, 1952, as follows:

Beginning at a point in the center of the Hydes Ferry Pike at the southwest corner of the property conveyed to John C. Sewell by deed from Grover Cleveland Sewell and wife, of record in Book 1011, page 35, Register's Office for said County, said point being 20 feet northwesterly from the northwest corner of the colored school house lot; thence with the eastern boundary line of the said John C. Sewell property, North 42°30' East 319 feet to an iron pin, the southeast corner of said John C. Sewell property; thence with Sewell's line North 42° West 173 feet to an iron pin; thence with a fence, North 41°30'East 351 feet North 1° East 358.3 feet; thence North 89°30' East 387 feet to an iron pin in the western boundary line of the property conveyed to Abernathy; thence with the western boundary line of said Abernathy property and fence South 3°30' West 697 feet; thence North 89°15' West 383.2 feet to a cedar post; thence South 42°30' West 105.3 feet to the northeast corner of said school lot, continuing in the same direction with the northwestern boundary line of said school lot in all 425 feet to the center of said Hydes Ferry Pike; thence with the center of said Pike; North 42°20' to the beginning, containing 7.16 acres, more or less.

Grantors herein conveyed to said grantees a right-of-way over adjacent land following road, as now used, to Clarksville Highway.

Easement for electric power line on and across premises as set out in grant from J.K. Sewell to the Tennessee Electric Power Company of record in Book 787, page87, Register's Office for Davidson County, Tennessee.

Easement for right-of-way of Hydes Ferry Pike lying within the boundaries of premises as herein described.

BEING the same property conveyed to Mary Ann Guess from Ann Guess Nga, by Quit Claim Deed dated October 12, 1984, in Book 6518, Page 305, in the Register's Office for Davidson County, Tennessee.
Ann Guess and Mary Guess is one and the same person.
Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Right of Way Easement as recorded in Book 2346, page 69, Register's Office for Davidson County, Tennessee.

2. Easement for electric power lines as recorded in Book 787, page 27, Register's Office for Davidson County, Tennessee.

3. Easement for right of way of Hydes ferry Pike as recorded in Book 2346, page 69, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mary Ann Guess is signed by her duly appointed Attorney-in-fact Ann Nga, pursuant to the Power of Attorney recorded in Instrument #20131007010 4999, said Register's Office.

This is improved property, known as 4016 Ashland City Highway, Nashville, TN 37218.

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. Whenever 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 3rd day of October, 2013.

MARY ANN GUESS

By: Mary Ann Guess by Ann Nga, Attorney in Fact
Ann Nga, Attorney-in-Fact

October 03, 2013
Date

STATE OF ~~Tennessee~~ Georgia

COUNTY OF ~~Davidson~~ Fulton

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ann Nga, Attorney-in-Fact for Mary Ann Guess, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of October, 2013.

My Commission Expires: June 12th 2015

Notary Public

VINITA RAO
Notary Public
~~Fulton County~~
State of Georgia
My Commission Expires Jun 12, 2015

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066