WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/14 13:53 3 pgs
Fees:18.00 Taxes:251.60
20140721-0064524

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

14-02-014

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of July, 2014

Notary Public

My Commission Expires ~~08/09/14~~ 7/2/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GUARDIAN ASSETS, LLC	" NEW OWNER "	052-02-0
(NAME) 242 W. Main Street #206	(NAME)	221.00
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MARY MARGARETT FRICAULT, BOBBY JACK ARMSTRONG, LINDA MAI BENNER, DONNA JEAN BOWERS, AND DONALD RAY SLAYMAN, II, Heirs-at-Law**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GUARDIAN ASSETS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 100 feet of the northerly part of Lot No. 4 on the Plan of the subdivision of a part of the Chadwell Tract, as of record in Book 421, Page 61, Register's Office for Davidson County, Tennessee

SAID Part of Lot No. 4 fronts 100 feet on the southerly side of Neely's Bend Road and runs back between parallel lines, 150 feet, more or less, to the northerly line of the property conveyed to Calvin H. Woodward and wife, by Deed from J. L. Waggoner and wife, of record in Book 2096, Page 574, said Register's Office.

BEING the same property conveyed to Billie Carl Parrish and wife, Eunice L. Parrish by Deed from Beverly J. Hopkins, F/K/A Beverly Hopkins Garrett, of record in Book 4241, Page 53, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, Billie Carl Parrish having died October 4, 2008, and Eunice L. Parrish was vested with title as the surviving tenant by the entirety. Then, Eunice L. Parrish died intestate November 18, 2013, and her interest vested in Mary Margaret Fricault, Bobby Jack Armstrong, Linda Mai Benner and Dorothy Jean Slayman, her heirs-at-law. Dorothy Jean Slayman died intestate December 2, 2013 and her interest having vested in Donna Jean Bowers and Donald Ray Slayman, II, her heirs-at-law, all evidenced by Affidavit of Heirship of record in Instrument No. 20140116-0004607, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **616 Neely's Bend Road, Madison, TN, 37115.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 16th day of July, 2014.

Mary Margaret Fricault
MARY MARGARETT FRICAULT, HEIRS-AT-LAW

Bobby Jack Armstrong
BOBBY JACK ARMSTRONG, HEIRS-AT-LAW

Linda Benner
LINDA MAI BENNER, HEIRS-AT-LAW

Donna Jean Bowers
DONNA JEAN BOWERS, HEIRS-AT-LAW

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY MARGARETT FRICAULT, BOBBY JACK ARMSTRONG, LINDA MAI BENNER, AND DONNA JEAN BOWERS, Heirs-at-Law**, 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 Nashville, Tennessee, this 16th day of July, 2014.

My Commission Expires: 7/2/18

Dee Files Kennedy
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 16th day of July, 2014.

Donald Ray Slayman II

DONALD RAY SLAYMAN, II, HEIRS-AT-LAW

STATE OF Florida)
COUNTY OF BREVARD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONALD RAY SLAYMAN, II, Heirs-at-Law**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at TITUSVILLE (City), FLORIDA (State), this 16th day of July, 2014.

My Commission Expires: 5/1/15

Notary Public

DARLENE SCHAAD
Notary Public, State of Florida
My comm. expires May 01, 2015
No. EE 85719
Bonded thru Ashton Agency, Inc. (800)451-4854

I, the undersigned, 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.

~~Peter~~ Weiss
SCOTT

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, ~~Peter~~ SCOTT Weiss who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON