BILL GARRETT, Davidson County
Trans:T20140056534 DEEDWARR
Recvd: 08/04/14 12:04 3 pgs
Fees:18.00 Taxes:55.50
20140804-0069607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 15,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TOM RADER	**New Owner**	**1820009200**
0 CANE RIDGE RD	5979 Caneridge rd.	
ANTIOCH, TN 37013	antioch tn 37013	

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 HEREBY ACKNOWLEDGE, WE,

THE ESTATE OF CLARENCE C. HURT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TOM RADER

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:

Beginning at a point in the middle of Cain Ridge Road, being the northwest corner of the Metropolitan Board of Education and the southwest corner of the present tract, according to a plat by Ralph Roberson, Jr., dated September 29, 1970, which shows a division of the Maze-Fraker Property, not of record, South 85 deg. 36 min, East 410.74 feet to a point also the property line of said property and the Metro Board of Education property and the Olive Branch Church property to a post; thence South 1 deg. 30 min. East 202 feet to an iron pin; thence North 85 deg. 57 min. East 300 feet to a point; then in a northwesterly direction 414 feet to a point which intersects the Maze and Fraker property which line intersection runs South 71 deg. 21 min, East; thence west along said boundary line 185 feet to an iron pin; thence North 85 deg. 24 min. West 415,61 feet to the center of Cain Ridge Road; thence in a southerly direction along said center to the point of beginning, containing 4.54 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE HURT, BY TRUSTEE'S QUITCLAIM DEED FROM DAVID G. ROGERS, AS TRUSTEE FOR DYEANNE SHERRILL MAZE, A/K/A DYEANNE MAZE, DATED 08/27/2012 AND RECORDED ON 10/26/2012 IN INSTRUMENT NUMBER 20121026-0098210, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CLARENCE HURT HAVING SINCE DIED ON DECEMBER 4, 2012 LEAVING A WILL APPOINTING WIFE, MARY JANE HURT AS THE EXECUTRIX OF THE ESTATE OF CLARENCE C. HURT. MARY JANE HURT HEREBY SIGNS AS AN INDIVIDUAL AND AS THE SPOUSE OF CLARENCE HURT TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE AND ALSO AS THE EXECUTRIX OF THE ESTATE OF CLARENCE C. HURT. MARY LISA HURT MAXSON HEREBY SIGNS AS THE ONLY HEIR TO CLARENCE HURT AND AS SUCCESSOR EXECUTRIX TO CONVEY ANY INTEREST SHE MAY HAVE.

MLHM

MJH

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (X) property known as 0 CANE RIDGE RD, ANTIOCH, TN 37013.

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 in 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 30th day of July, 2014.

Mary Jane Hurt

THE ESTATE OF CLARENCE C. HURT
BY: MARY JANE HURT
EXECUTRIX

Mary Jane Hurt

MARY JANE HURT, INDIVIDUAL

Mary Lisa Hurt Maxson

THE ESTATE OF CLARENCE C. HURT
BY: MARY LISA HURT MAXSON
SUCCESSOR EXECUTRIX

Mary Lisa Hurt Maxson

MARY LISA HURT MAXSON
HEIR OF CLARENCE C. HURT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **MARY JANE HURT**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is EXECUTRIX of THE ESTATE OF CLARENCE C. HURT and that he is authorized by THE ESTATE OF CLARENCE C. HURT to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of July, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **MARY LISA HURT MAXSON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is SUCCESSOR EXECUTRIX of THE ESTATE OF CLARENCE C. HURT and that he is authorized by THE ESTATE OF CLARENCE C. HURT to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of July, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30TH day of July,2014 before me personally appeared **MARY JANE HURT, AN INDIVIDUAL AND MARY LISA HURT MAXSON, AN INDIVIDUAL** , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires: 3-01-16