BILL GARRETT, Davidson County
Trans: T20140064804 DEEDWARR
Recvd: 09/02/14 11:14 3 pgs
Fees: 18.00 Taxes: 691.90
20140902-0079642

(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2014.

(Affix Seal) Notary Public

My Commission Expires: 11/15/2015

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

26787

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph Gusman and wife, Anna S. Edwards	New Owner	Map/Parcel
2202 Selma Avenue		08410008900
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, DONNA H. LANE, FORMERLY KNOWN AS DONNA H. HOWARD, DEBRA L. HIX, FORMERLY KNOWN AS DEBRA H. RYAN, AND STEVEN M. HIX, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto JOSEPH GUSMAN AND WIFE, ANNA S. EDWARDS, hereinafter called the GRANTEES, their heirs and assigns, that 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. 104 on the Plan of Castlewood Estates, Section II, of record in Book 2331, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 95.4 feet on the northerly side of Selma Avenue and extends back between lines 317 feet on the westerly side and 357 feet on the easterly side to a dead line in the rear, on which it measures 170 feet.

Being the same property conveyed to Roy M. Hix, Jr. and wife, Evelyn H. Hix by deed from David G. Matthews and wife, Ellen P. Matthews of record in Book 4717, page 259, Register's Office for Davidson County, Tennessee. The said Evelyn H. Hix having since died on March 18, 2004 and Roy M. Hix, Jr., having since died on August 28, 2005; the property is vested in Donna H. Lane, Debra L. Hix, and Steven M. Hix, the heirs at law of Roy M. Hix, Jr., Deceased, and devisees under the Last Will and Testament of Roy M. Hix, Jr., Deceased, and the same is filed in The Chancery Court for Williamson County, Tennessee, Probate Division under Docket No. P054124.

This conveyance is subject to the following:

a. Davidson County and City of taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 08410008900.
b. All matters appearing on the Plan of Castlewood Estates Subdivision, Section II, of record in Plat Book 2331, page 91, Register's Office for Davidson County, Tennessee.
c. Amendment to Setback Line of record in Book 3983, page 132, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2202 Selma Avenue, Nashville, Tennessee 37214

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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 our hands this 28th day of August, 2014:

Donna H. Lane

Debra L. Hix by Donna H. Lane
Her Attorney-in-Fact

Steven M. Hix by Donna H. Lane
His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna H. Lane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2014:

Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 8, 2017

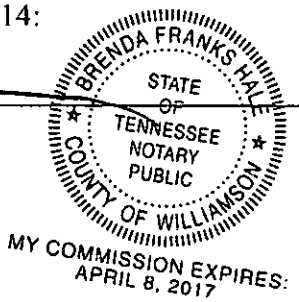
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2014, before me personally appeared Donna H. Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Debra L. Hix, and who acknowledged that she executed the same as the free act and deed of Debra L. Hix.

Witness my hand, at office, this 28th day of August, 2014:

Notary Public

My commission expires: 4/8/17



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2014, before me personally appeared Donna H. Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven M. Hix, and who acknowledged that she executed the same as the free act and deed of Steven M. Hix.

Witness my hand, at office, this 28th day of August, 2014:

Notary Public

My commission expires: 4/8/17

