WARRANTY DEED

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Stephen Hughes	Mark Stephen Hughes	09108032400 and 09108030700
(NAME)	(NAME)	
P. O. Box 70245	P. O. Box 70245	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Guardianship and Trusts Corporation as Conservator for Sylvia Barish, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK STEPHEN HUGHES, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I-Tax Id No: 09108032400

Being Lot No. 11 and 14 feet of Lot No. 10, Block "F", on the Map of Realty Savings' Bank & Trust Company's Subdivision, of Lot No. 19, of Clifton Plan, called Plan No. 3, West Nashville, not of record.

Said Lot and part of said lot, adjoin and front together 44 feet on the northerly side of Illinois Avenue, formerly Hill Avenue, and extends back 139 feet 2 inches on the easterly line of Lot 11, and 132 feet, more or less, on the westerly line of part of Lot No. 10 to an alley in the rear on which it measures 44 feet.

Being the same property conveyed to Sylvia Barish, unmarried, by Trustee's Deed dated December 15, 1986, executed by Michael J. Philbin, Successor-Trustee and recorded in Book 7077, Pages 563-570, Register's Office for Davidson County, Tennessee.

Tract 2-Tax Id No: 09108030700-

Being Lot Nos. 9, 10 and 11, Block "F", on the Map of Realty Savings' Bank & Trust Company's Subdivision, of Lot No. 19, of Clifton Plan, called Plan No. 3, West Nashville, not of record.

Said lots adjoin and front together 90 feet on the northerly side of Illinois Avenue, formerly Hill Avenue, and extends back 139 feet 2 inches on the easterly line of Lot 11, and 124 feet 6 inches on the westerly line of Lot No. 9, to an alley in the rear on which they measure 90 feet.

The above property is the same property conveyed to Sylvia Barish by Installment Deed dated January 18, 1962, from J.W. Frierson of record in Book 3338, Page 345, Register's Office for Davidson County, Tennessee.

****Included in the above described property, but expressly excluded therefrom is the following described property conveyed to Lucille Garrett, unmarried, by Installment Deed from Sylvia Barish, unmarried, which Installment Deed is dated December 31, 1982 and recorded in Book 6066, Page 199, Register's Office for Davidson County, Tennessee, as follows:**

Being Lot No. 11 and 14 feet of Lot No. 10, Block "F", on the Map of Realty Savings' Bank & Trust Company's Subdivision of Lot No. 19, of Clifton Plan, called Plan No. 3, West Nashville, not of record.

BILL GARRETT, Davidson County
Trans:T20140072406 DEEDWARR
Recvd: 09/26/14 12:57 2 pgs
Fees:13.00 Taxes:112.85

20140926-0088869

Said Lot and part of said lot, adjoin and front together 44 feet on the northerly side of Illinois Avenue, formerly Hill Avenue, and extends back 139 feet 2 inches on the easterly line of Lot 11, and 132 feet, more or less, on the westerly line of part of Lot No. 10 to an alley in the rear on which it measures 44 feet.

By Order in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No 13P-409, Guardianship & Trusts Corp. was appointed Conservator for Sylvia Barish, and Order approving Contract for this Sale was entered in said Court on September 2, 2014.

THE ABOVE PROPERTIES ARE CONVEYED SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS AND EASEMENTS AND RESTRICTIONS, IF ANY, OF RECORD.

unimproved ☐

This is improved ☑ property, known as 4012 Clifton Ave., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 hand this 23rd day of September, 2014.

Guardianship and Trusts Corporation
as Conservator for Sylvia Barish

By: Paula W. Reed
Paula W. Reed, Authorized Signor

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Paula W. Reed with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the agent of **Guardianship and Trusts Corporation**, the within named bargainor, a corporation, and that she as such agent being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by herself as such agent.

WITNESS my hand and seal, this 23rd day of September, 2014.

Notary Public,

My Commission Expires:
July 6, 2015

NETTA MASHBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115