• File No. 141019

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081833 DEEDWARR
Recvd: 10/30/14 10:51 2 pgs
Fees:13.00 Taxes:185.73
20141030-0100159

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,197.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/21/15
(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Lilyan Woolery | New Owner | 149-09-068.00 |
| (NAME) | (NAME) | |
| 112 Midtown Court, # 305 | | |
| (ADDRESS) | (ADDRESS) | |
| Hendersonville, TN 37075 | | |
| (CITY) (STATE) (ZIP) | (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 HEREBY ACKNOWLEDGED, WE, Betty Marie Guy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lilyan Woolery**, 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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Barclay Square, Section I, of record in Plat Book 4460, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 1 fronts 70 feet on the north margin of Richards Road, and extends back 150.38 feet on the east line, and 150 feet on the west line, to a line on the rear on which it measures 80.72 feet.

Being the same property conveyed to Henry B. Guy, Sr., and wife, Betty Marie Guy by Warranty Deed from Randall Phillips Builders, Inc., dated April 15, 1974, recorded April 18, 1974, of record in Book 4807, page 88, Register's Office for Davidson County, Tennessee. Henry B. Guy, Sr. having since died on February 14, 2005, leaving property vested to Betty Marie Guy, as surviving tenant by the entirety.

All matters appearing on the Plan of Barclay Square, Section I, of record in Plat Book 4460, page 141, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 4665, page 648; Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 704 Richards Road, Antioch, TN 37013
(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 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. 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 28th day of October, 2014.

Betty Marie Guy

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Marie Guy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2014.

Commission expires:

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2016

Notary Public