Davidson County	DEEDWARR
Recvd: 01/11/16 14:27	4 pgs
Fees:23.00 Taxes:129.50	
20160111-0002755	

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: ~~March 6th, 2018~~ 4-20-19

(AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald M King	OWNER	12013005200
(NAME)	(NAME)	
950 Currey Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virginia Elaine Hartman-Epps, Susan Claudette Hartman-Bell, Laurie Kathleen Hartman, and William Marvin Green Jr,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronald M King,** 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:

Described according to a Survey by Benny M. Cantrell, RLS, Tennessee Lic. 1638, P.O. Box 293192, Nashville, Tn 37229, dated December 23, 2015, as follows:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, said tract being the property conveyed to William M. Green, Jr. by Instr. #20040728-0089994, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the easterly right-of-way line, or margin, of Currey Road, said point being the southwesterly corner of property conveyed to William M. Green, Jr. by deed of record in Book 5904, Page 20, R.O.D.C., and being the northwesterly corner of the herein described tract,

Thence, with the southerly line of the aforementioned William M. Green, Jr. property N 86 deg 15 m in 00 sec E, 261.01 feet to an existing iron pin,

Thence, continuing with said line S 87 deg 15 min 00 sec E, 352.00 feet to an iron rod (new),

Thence, leaving said line with the westerly line of Seven Oaks Estates subdivision and along an old woven wire fence S 02 deg 18 min 22 sec E, passing an existing iron pin at 53.25 feet, a total distance of 64.16 feet to an existing iron pin,

Thence, with the northerly lines of James E. Harter (Book 5080/Page 203), Steven C. Hartman (Instr. #20030310_0031073), and Abram C. Eyler (Instr. #20150708-0066422) N 87 deg 15 min 00 sec W, 342.83 feet to

an iron rod (new),

Thence, continuing with the westerly line of the aforementioned Abram C. Eyler property (Instr. #20150708-0066422) S 10 deg 15 min 00 sec E, 10.00 feet to an iron rod (new),

Thence, with the northerly line of Ronald M. King property (Instr. #20121029-0098824) S 76 deg 30 min 00 sec W, 217.00 feet to an existing iron rod (new),

Thence, with the easterly right-of-way line, or margin, of Currey Road N 30 deg 15 min 00 sec W, 125.00 feet to an existing iron pin and the point of beginning.

Containing 44,995 square feet or approximately 1.03 acres, being the same more or less.

Being a one half interest vested in Beverly Ann Hartman-Woodward, Steven Curry Hartman, Virginia Elaine Hartman-Epps, Susan Claudette Hartman-Bell, Laurie Kathleen Hartman, the heirs of Martha Green Hartman and Claude Edward Hartman, by Instrument No. 20040728-0089994 and Instrument No. 20100830-0068548, and as the Heirs at Law and Devisees of Claude Edward Hartman, of record in Probate No. 13P-1075 and a one half interest vested in William Marvin Green, Jr of record in Instrument No. 20040728-0089994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This instrument is executed on behalf of Laurie Kathleen Hartman by Beverly Ann Hartman-Woodward as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20160111-0002754, in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 948 Currey Road, Nashville, TN 37217
(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/our hands this 6th day of January, 2016.

Beverly Ann Hartman-Woodward

Steven Currey Hartman

Virginia Elaine Hartman-Epps

Susan Claudette Hartman-Bell

William Marvin Green, Jr

Laurie Kathleen Hartman
By: Beverly Ann Hartman-Woodward

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virginia Elaine Hartman-Epps, Susan Claudette Hartman-Bell and William Marvin Green, Jr, 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 seal this 6th day of January, 2016.

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public Sondra Reece
My Commission Expires: March 01, 2016

State of Tennessee
County of Rutherford

On this 6th day of January, 2016 before me personally appeared Beverly Ann Hartman-Woodward, the person who executed the foregoing instrument on behalf of Laurie Kathleen Hartman, and acknowledged that she executed the same as the free act and deed of the said Laurie Kathleen Hartman, through Power of Attorney granted Beverly Ann Hartman-Woodward, by the said Laurie Kathleen Hartman.

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public Sondra Reece
My Commission Expires: March 1, 2016

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY