WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160022959 DEEDWARR
Recvd: 03/21/16 14:34 2 pgs
Fees: 13.00 Taxes: 721.50
20160321-0026691

G-BR-16-1501-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chris Hurt and Dawn Hurt	**New Owner**	
(NAME)	(NAME)	
514 W. Tigrett Street		**072-15-0-288-00**
(ADDRESS)	(ADDRESS)	
Halls, TN 38040		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN ANAN AND BETH BOQUEL, BOTH UNMARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS HURT AND DAWN HURT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 part of Lot No. 22 on the Plan of Shame and Horn's Sixth Addition, as of record in Book 332, Page 118, Register's Office for said County, described as follows:

Beginning at the Northeast corner of McKennel Avenue and Riverside Drive; thence with the Northerly margin of McKennel Avenue, Eastwardly 110 feet to a point 100 feet West of the Southwest comer of Lot No. 23; thence Northwardly and parallel with the Westerly line of said Lot No. 23, 150 feet; thence Eastwardly and parallel with the Northerly margin of McKennel Avenue, 100 feet to the Westerly line of Lot No. 23; thence with said line, Northwardly 50 feet to the Southerly line of Lot No. 21; thence with said line, Westwardly 112 feet to the Easterly margin of Riverside Drive; thence with said Drive, Southwestwardly 217 feet to the beginning.

Being the same property conveyed to John Anan and Beth Boquel, both unmarried, as tenants in common with rights of survivorship by quitclaim deed from John Anan of record in Instrument No. 20140815-0073810 Register's Office for Davidson County, Tennessee, dated 08/11/2014 and recorded on 08/15/2014. Being the same property conveyed to John Anan, unmarried by warranty deed from Donald Ray Carver, Peggy Lee Pistole, Sandra Louise Carver, and David Wayne Carver, Heirs of the Estate of Robert Carver of record in Instrument No. 20140502-0037253 Register's Office for Davidson County, Tennessee, dated and recorded on 05/02/2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 118, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 Riverside Drive , Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 18th DAY OF MARCH, 2016.

John Anan by John Gleaves, Attorney in Fact

Beth Boquel by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 JOHN ANAN AND BETH BOQUEL, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN ANAN AND BETH BOQUEL.

Witness my hand and official seal, this the 18th of March, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212