WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-29-2020

BILL GARRETT, Davidson County
Trans: T20160064403 DEEDWARR
Recvd: 07/27/16 08:47 2 pgs
Fees: 13.00 Taxes: 277.50
20160727-0077060

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mark Russell Guy and Kelli Rae Guy	Mark & Kelli Guy	4 - 148
(NAME)	(NAME)	
8491 Coopertown Rd	8491 Coopertown Rd	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN. 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161499

For and 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, I/we, Stephen Russel Guy, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Mark Russell Guy and Kelli Rae Guy, husband and wife, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the southwest corner of the subject property which is in the southerly margin of Coopertown Road approximately 25 feet from the center line, the point also being the northeast corner of land belonging to Lloyd T. Owen and wife (Bk 6620, page 812); Thence with the right-of-way of Coopertown Road South 87 deg. 58' 20" East 20.80 feet to the beginning of a curve in the right-of-way, concave to the South, and having a radius of 745.74 feet; Thence through a central angle of 7 deg. 25' 30" to the point of tangency, the curve having a cord bearing South 84 deg. 15' 30" East 96.55 feet; Thence, with the right-of-way, South 80 deg. 32' 50" East 191.92 feet to an iron pin; Thence with the boundary line of property owned by Bethel Church of Christ (Deed of record in Book 481, page 227); as follows: South 6 deg. 27' 10" West 140.32 feet to an iron pin, South 34 deg. 49' 40" East 52.11 feet to an iron pin; Thence away from the church property along a line with Stephen Russel Guy and wife, Rita D. Guy, South 3 deg. 23' 40" East 561.69 feet to an iron pin; Thence with the line of Donald Dickerson (Book 7473, page 663), North 89 deg. 16' 00" West 287.64 feet to an iron pin in the easterly line of Owen; Thence, with the easterly boundary of Owen, North 6 deg. 45' 00" West 748 feet to the Beginning, containing 5.01 acres, more or less, according to a field survey completed on January 15, 1987, by Robert H. Cummings, Tennessee Registered Land Surveyor No. 693, shown as tract number three on said survey.

Being the same property conveyed to Stephen Russel Guy and wife, Rita D. Guy by Warranty Deed from Curtis T. Wheeler and wife, Mitzie Wheeler, dated May 9, 1997 and filed of record in Book 10451, Page 855, Register's Office for Davidson County, Tennessee. Rita Darlene Guy died on April 3, 2016, leaving Stephen Russel Guy the surviving tenant by the entirety and sole owner of said land.

Rita D. Guy and Rita Darlene Guy are one and the same person.

Subject to Gas Pipeline Easements of record in Book 1181, Page 462, Book 1357, Page 652, Book 1470, Page 315, Book 7055, Page 439, Book 7100, Page 93 and Book 7473, Page 663, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 8491 Coopertown Road, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of July, 2016

Stephen Russel Guy

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stephen Russel Guy, 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 25th of July, 2016

Notary Public
My Commission Expires:

