Box 14
G29453-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018130 DEEDWARR
Recvd: 03/02/17 11:19 2 pgs
Fees:13.00 Taxes:714.10
20170302-0020738

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$193,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul H. Marshall & Barbara Marshall	**Paul H. Marshall & Barbara Marshall**	**057-00-0-115.00**
4977 Toney Carroll Road	**330 24th Avenue, Room 122**	
Ashland City, TN 37015	**Nashville, TN 37240**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gwen Renee Huffman and husband, Richard W. Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul H. Marshall and Barbara Marshall, 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:

BEGINNING at an iron pin at the base of a 12-inch hickory, said pin being the Southwest corner of the property conveyed to Toney Carroll, Sr. and wife, Lillie Carroll, by deed from Leona Johnson Tompkins, Elizabeth Johnson Hardin, Mary Johnson Robinson, Rosie Lee Johnson Bowers, Minnie Marie Johnson Dowdy, Sarah Juanita Young Martin, and Kathryn Loretta Young Wilson of record in Book 4149, Page 257, Register's Office for Davidson County, Tennessee; THENCE, South 4 deg. 19 min. 48 sec. East 781.0 feet to an iron pin; THENCE, North 57 deg. 31 min. West 520.0 feet to an iron pin at the center of the ridge; THENCE, South 75 deg. 00 min. West, 200.00 feet to an iron pin; THENCE, due west 80.66 feet to an iron pin on the West side of the hill; THENCE, North 4 deg. 19 min. 48 sec. West 490.11 feet to a spike in the centerline of a dirt road leading to the Toney Carroll, Sr. property; THENCE, with the centerline of said dirt road, the following calls: N 74 deg. 40 min. 32 sec. East 106.73 feet to a point; THENCE, North 59 deg. 23 min. 07 sec. East 188.97 feet to a point; THENCE, North 43 deg. 40 min. 48 sec. East, 121.17 feet to a point; THENCE, North 32 deg. 38 min. 10 sec. East 61.74 feet to a point; THENCE, North 10 deg. 37 min. 12 sec. East 45.84 feet to a point; THENCE, North 14 deg. 49 min. 04 sec. East 36.31 feet to a point; THENCE, North 42 deg. 59 min. 38 sec. East 44.50 feet to a point; THENCE, North 50 deg. 39 min. 34 sec. East 102.56 feet to a point; THENCE, North 60 deg. 04 min. 52 sec. East 82.32 feet to a point;
THENCE, North 55 deg. 54 min. 02 sec. East 89.79 feet to a fence post on the South margin of said road; THENCE, South 3 deg. 29 min. 21 sec. East, 51.08 feet to an iron pin; THENCE, South 4 deg. 19 min. 48 sec. East, 420.84 feet to the point of BEGINNING containing 12.33 acres, more or less, according to the survey of William Martin Keel, RLS, dated April 23, 1985, Job No. 1423.

TOGETHER WITH beneficial easement rights of ingress and egress established in that certain Deed of record in Book 1041, Page 184, said Register's Office.

Being the same property conveyed to Gwen Renee Huffman and husband, Richard W. Hall by Deed dated September 29, 2009, from Richard W. Hall of record in Instrument No. 20091005-0092052, Register's Office for Davidson County, Tennessee.

Included in the above described real property is a mobile home located on said land, Serial No. GAFL2AD49342253 and Serial No. GAFL2BD49342253 manufactured by Fleetwood Enterprises, the same being permanently affixed to the realty and intended to constitute an improvement to real property, and not an item of personal property.

THE conveyance of the above described parcel of land is subject to the following:

(a) Affidavit of Affixation (Manufactured Home) of record in Instrument No. 20091005-0092054, said Register's Office for Davidson County, Tennessee.

(b) Easement for ingress and egress as established in Deed of record in Book 1041, Page 184, said Register's Office for Davidson County, Tennessee.

This is improved property, known as **4977 Toney Carroll Road, Ashland City, TN 37015**

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 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/our hand(s) this **28th** day of **February, 2017.**

Gwen Renee Huffman

Richard W. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gwen Renee Huffman and Richard W. Hall,** the within named sellers, 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 official seal at Nashville, Tennessee, this **28th** day of **February, 2017.**

Notary Public

My Commission Expires: 7/3/17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017