THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65.000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 2017. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P17-8524-PILK

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

BILL GARRETT, Davidson County
Trans: T20170052546 DEEDWARR
Recvd: 06/20/17 09:32 2 pgs
Fees: 13.00 Taxes: 240.50
20170620-0061757

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO:			
Beck S. Hobneck			Owner			
0 Bear Hollow Road			2709 Barclay Drive			PARCEL 030-00-0-212.00
Joelton, TN 37080			Nashville	TN	37206	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

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, **Carol Winfred Guess**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beck S. Hobneck, unmarried**

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 tract or parcel of land in Davidson County, Tennessee.

Beginning at a point in the centerline of Bear Hollow Road, the same being the Northeast corner of a 10.6 acre tract conveyed to Miller; thence with the centerline of said road, South 83 degrees 27' 04" East 282.21 feet; and around a curve having a radius of 786.20 feet, a distance of 24.96 feet; thence leaving said road and crossing Bear hollow Creek, South 06 degrees 32' 56" West 1231.07 feet to an iron pin in Armstrong North line; thence with Armstrong North line, South 87 degrees 39' 03" West 360.33 feet to a point in the centerline of a 50 foot egress and ingress easement, Millers Southeast corner; thence with the centerline of said easement Millers East line as follows:

North 35 degrees 42' 17" West 48.74 feet; around a curve to the right having a radius of 197.19 feet, a distance of 254.40 feet; around a curve to the left having a radius of 202.52 feet, a distance of 242.21 feet; North 30 degrees 18' 31" West 29.74 feet, around a curve to the right having a radius of 158.46 feet, a distance of 163.70 feet North 28 degrees 52' 57" East 384.04 feet; around a curve to the left having a radius of 63.91 feet, a distance of 114.62 feet, around a curve to the right having a radius of 51.97 feet, a distance of 115.50 feet; and North 53 degrees 27' 20" East crossing back said Creek 110.71 feet to the beginning, containing 11.53 acres more or less, according to survey of Randolph L. Chapdelaine, Tennessee No. 1444, dated March 6, 1985.

Being the same property conveyed to Carol Winfred Guess by Quitclaim deed from Stephanie D. Guess of record in Instrument No. 20101104-0088671 Register's Office for Davidson County, Tennessee, dated August 31, 2010 and recorded on November 04, 2010.

Being also known as 0 Bear Hollow Road Joelton, Tennessee 37080.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) UNIMPROVED
( ) IMPROVED property known as **0 Bear Hollow Road, Joelton, TN 37080.**

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 _____ hand( ) this the 9th day of June, 2017.

Carol Winfred Guess

Carol Winfred Guess

JAXON T NEIL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LAKE

STATE OF TENNESSEE
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol Winfred Guess** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of June, 2017.

My Commission expires: 10-27-2020

Notary Public