Return To: 17-0479
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 40810 DEEDWARR
12/22/2017 11:17:07 AM 2 pgs
Fees: $13.00 Taxes: $1,439.86
20171222-0130570

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $389,150.00

Affiant

Subscribed and sworn to before me, this 18 day of Dec, 2017.

Notary Public

My commission expires: 9-16-20

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan C Guzman **Estela Ayala Guzman**	Origin Bank	**03300019400**
300 Agee Road	1800 Hudson Lane Ste 2A	
Goodlettsville, TN 37072	Monroe LA 71201	

FOR AND IN 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 ACKNOWLEDGE, WE,

Deborah Lynn O'Connor, single

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

Juan C Guzman and Estela Ayala Guzman, 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:

A tract or parcel of land located in the 11th Civil District of Davidson County, Tennessee and being more particularly described according to a survey by R. Larry Knott dated November 24, 1986, as follows, to wit:

Beginning at an iron rod located in a fence line on the northerly side of Agee Road, where said road terminates, and being in the southerly boundary line of the property of Forest Lawn Memorial Gardens Cemetery and being the· northwest corner of the property herein described; thence with the property line of said cemetery, a fence, S84°43'42"E 632.62 feet to a stake; thence S81°27'36"E 598.34 feet to an iron rod located in the westerly margin of the right-of-way of Interstate 65; thence with said right-of-way S48°40'59"W 320.14 feet to a concrete monument; thence S48°29'08"W 132.92 feet to an iron rod located on the northeasterly property corner of Paul Johnson; thence with Johnson's line N85°19'30"W 817.72 feet to an iron rod located in the easterly boundary
line of Blair Manor Subdivision; thence with the boundary line of said subdivision N10°53'40"W 368.86 feet to an iron rod; thence N09°47'38"E 17.85 feet to the point of beginning, containing· 8.55 acres.

Being the same property conveyed to Jerry O'Connor and wife, Deborah Lynn O'Connor, by Warranty Deed from Lillian Johnson , now Parsley, a widow, dated March 28, 1987, of record in Book 7138, page 897, Register's Office for Davidson County, Tennessee. Jerry O'Connor has since died on or around July 14,2003 leaving Deborah O'Connor as surviving tenant by entirety. Deborah Lynn O'Connor and Deborah O'Connor are one in the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 300 Agee Road, Goodlettsville, TN 37072.

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 in 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.

Deborah O'Connor by
William A Peek Jr, Attorney in Fact

_____ Date: 12-18-17

Deborah O'Connor by William A Peek, Jr as attorney in fact

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William A Peek, Jr with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Deborah O'Connor , and is authorized by her to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book 20171222-0130569 Page _____, in said Register's Office.

Witness my hand, at office, this 18th day of December, 2017.

D L Paulsson

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER