Karen Johnson Davidson County
Batch# 304763 DEEDWARR
10/23/2019 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $632.33
20191023-0108598

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr, #290
Brentwood, TN 37027
B19-2575

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of October, 2019

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ronnie G. Guilbeau and Elizabeth R. Hudson 3580 Old Clarksville Pike Joelton, TN 37080	New Owner	022-00-0-024.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Johnnie Hunter, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronnie G. Guilbeau, a married man and Elizabeth R. Hudson, a married woman

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:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Tract No. 8 fronts 95 feet on the Northerly side of Old Clarksville Pike and is described by metes and bounds according to a survey of Solon E. Davis, Engineer, made July 20, 1956 as follows:

Beginning at a point in the Northerly right-of-way line of the old Clarksville Pike where the common boundary line between the lands of Fred Bates on the West and lands of Mrs. Elsie Felts Binkley et al, on the East intersect said right-of-way line; thence North 3 degrees 26 minutes 40 seconds East 412.67 feet to a stake; thence South 74 degrees 30 minutes East 183 feet to a stake; thence South 15 degrees 45 minutes 30 seconds West 403.02 feet to a point in the Northerly right-of-way line of said Old Clarksville Hwy; thence Westerly with said right of way line 95 feet to the point of beginning containing 1.33 acres more or less.

Being the same property conveyed to Johnnie Hunter by Warranty deed from Velma Louise Short, unmarried of record in Instrument No. 20131007-0105298 Register's Office for Davidson County, Tennessee, dated October 03, 2013 and recorded on October 07, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3580 Old Clarksville Pike, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of October, 2019.

Johnnie Hunter

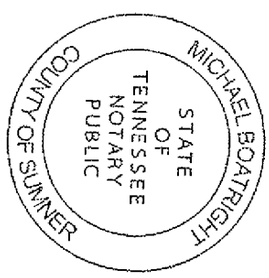
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 21st day of October, 2019.

Notary Public
My Commission Expires: 2/1/23

(Notary Seal)



True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)