Davidson County DEEDWARR
Recvd: 07/06/01 10:39 2pgs
Fees:13.00 Taxes:530.95

20010706-0072232

WARRANTY DEED

N-TITAN-01-6489

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Affiant

Subscribed and sworn to before me this 22nd DAY OF June, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-30-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Toth	Americas Wholesale Lender	
6489 Clarksville Pike (ADDRESS)	750 Old Hickory Blvd #180 (NAME) (ADDRESS)	21-00-398
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY RICHFIELD AND WIFE, JODIE S. RICHFIELD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVE TOTH AND WIFE, LORI TOTH, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at an iron pin found at the northeast corner of the Earl L. Mayo property as recorded in Deed Book 10063, Page 956, RODCT, said point being in the south right-of-way of Clarksville Highway; thence along said right-of-way S 75 degrees 56' 14" E a distance of 168.50' to an iron pin set at the northwest corner of resubdivided Tract 1B; thence along the west line of resubdivided Tract 1B S 14 degrees 35' 30" W a distance of 893.07' to an iron pin set; thence along a north line of resubdivided Tract 1B N 71 degrees 36' 32" W a distance of 402.46' to an iron pin set in the east line of the Ellis E. Gunter property as recorded in Deed Book 4450, Page 616, RODCT; thence along the east line of Gunter N 06 degrees 51' 46" E a distance of 280.29' to an iron pin found at the southwest corner of the aforedescribed Earl L. Mayo property; thence along the south line of Mayo S 71 degrees 36' 32" E a distance of 272.05' to an iron pin found at the southeast corner of Mayo; thence along the east line of Mayo N 14 degrees 31' 40" E a distance of 605.13' to the point of beginning, containing 5.02 acres, more or less.

Tract 1A includes a 30' wide ingress/egress easement, the centerline of said ingress/egress easement being described as follows: Beginning at a point in the east line of Tract 1A, said point being N 14 degrees 35' 30" E a distance of 98.00' from the southeast corner of Tract 1A; thence S 85 degrees 50' 00" W a distance of 45.00' to a point; thence N 71 degrees 36' 00" W a distance of 100.00' to a point; thence S 43 degrees 37' 14" W a distance of 89.03' to a point in the south line of Tract 1A, said point being N 71 degrees 36' 32" W a distance of 186.00' from the southeast corner of Tract 1A.

Being a portion of the same property conveyed to Jeffrey Richfield and Jodie S. Richfield by deed of record in Book 11015, Page 335, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This conveyance is subject to restrictions of record in Book 11015, Page 335, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 11015, Page 335, Book 1339, Page 505, Book 1357, Page 399, Book 1373, Page 9, Book 4054, Page 747, and Book 8841, Page 452, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6489 Clarksville Pike, Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

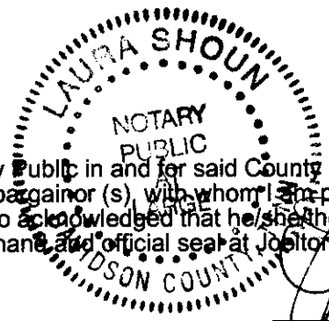
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 my/our hand(s) this 22nd day of June, 2001.

Jeffrey Richfield

Jodie S. Richfield

STATE OF Tennessee
COUNTY OF Davidson



Personally appeared before me, , a Notary Public in and for said County and State, the within named Jeffrey Richfield and wife, Jodie S. Richfield, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Joelton, Tennessee, this 22nd day of June, 2001.

My Commission Expires: 5/30/04

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 22nd day of June, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138