This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1104**

Davidson County DEEDWARR
Recvd: 06/14/13 14:49 3 pgs
Fees:18.00 Taxes:1110.00
20130614-0061188

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/30/2013**, by and between **Dempsey L Rouse and Doris S Rouse, husband and wife,** parties of the first part, and **Ronald D Davis, an unmarried individual and Helen N Davis, an unmarried individual and Lydia C Davis, an unmarried individual and Brian M Davis, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A tract of land in Davidson County, Tennessee, being described according to the survey of A & A Engineers, Inc., dated August 25, 1977, as follows: Beginning at a point in the center line of Poplar Creek Road, said point being the southeast corner of Tract herein described; thence with said centerline of said road in a westerly direction, South 72 degrees 25 minutes 50 seconds West 220.77 feet to a point; thence leaving said centerline, North 17 degrees 35 minutes 27 seconds West 157.75 feet to a point; thence, North 2 degrees 35 minutes 27 seconds West 391.88 feet to a point; thence, North 3 degrees 29 minutes 06 seconds East 503.38 feet to a point in the centerline of Russell Road; thence with said centerline of Russell Road in an easterly direction, North 84 degrees 00 minutes 25 seconds East 66.50 feet to a point; thence continuing with said centerline, South 77 degrees 48 minutes 00 seconds East 93.93 feet to a point, thence with said centerline South 67 degrees 56 minutes 40 seconds East 101.75 feet to a point; thence with said centerline South 67 degrees 56 minutes 40 seconds East 4.26 feet to a point; thence with said centerline North 89 degrees 07 minutes 50 seconds East 54.05 feet to a point; thence with centerline North 56 degrees 20 minutes 10 seconds East 66.76 feet to a point in the centerline of McCrory Lane; thence with said centerline of McCrory Lane, South 65 degrees 07 minutes 17 seconds East 86.45 feet to a point, thence leaving said centerline of McCrory Lane, South 22 degrees 51 minutes 26 seconds West 496.25 feet to a point; thence with a fence line South 0 degrees 05 minutes 47 seconds West 470.57 feet to the point of beginning and containing 7.05 acres according to said survey.

Being the same property conveyed to Dempsey L. Rouse, Jr. and wife, Doris S. Rouse by deed from Thomas H. Peebles, III and wife, Katherine K. Peebles, of record in Book 5278, Page 578, Register's Office for Davidson County, Tennessee.

Subject to restrictions contained in Book 5278, page 578, said Register's Office

This conveyance is made subject to: any and all restrictions and easements of record.

Parcel ID # **155-218**

☒ Improved OR

☐ Unimproved property located at: **8401 Russell Rd, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Dempsey L Rouse

Doris S Rouse

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Dempsey L Rouse and Doris S Rouse** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of May, 2013..

Notary Public

My Commission Expires: 5/8/17

****

Owner's Name: **Ronald D Davis, Helen N Davis, Lydia C Davis and Brian M Davis**

and Address: **8401 Russell Rd, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$300,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of May, 2013..

Notary Public

My Commission Expires: 5/8/17

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K C Asplint

Commission Expires: 7/6/15

