**NEW OWNER:**

Mitchell D. Whitson
James U. Rust, IV
3365 Hobson Pike
Hermitage, TN 37076

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 14-0341

**Map 124 Parcel 070.00**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140058649 DEEDWARR
Recvd: 08/11/14 12:49 3 pgs
Fees:18.00 Taxes:2886.00
20140811-0072161

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Eighty Thousand and 00/100 Dollars** (**$780,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT B. POPE** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MITCHELL D. WHITSON, UNMARRIED, AND JAMES U. RUST, IV, UNMARRIED** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Tract 3, 4, 5, 6 and 7 of the John Vaughn Property Subdivision, described according to a survey by J.M. Wilder dated 6-5-87 as follows:**

**Beginning at a point in the north margin of Hobson Pike being the common corner of Lot 2 and 3, thence with the northerly margin of Hobson Pike S 86 deg. 72' 40" W 380 feet to a point thence S 86 deg. 70' 40" W 900.22 feet to a point; thence N 79 deg. 9' 50" W 40.96 feet to a point; thence S 86 deg. 42' 10" W 73.25 feet to a point; thence with a curve having a delta of 25 deg. 39' 40" radius of 967.58 and length of 433.35 feet; thence leaving the northerly margin of Hobson Pike N 54 deg. 33' W 389.27 feet to a point in the east margin of Granny Wright Pike; thence with the east margin of Granny Wright Pike N 8 deg. 54' 50" E. 148.76 feet to a point; thence N 7 deg. 40' 50" E 144.78 feet to a point; thence N 6 deg. 46' 10" E 510.71 feet to a point; thence leaving the easterly margin of Granny Wright Pike S 82 deg. 55' 40" E 403.88 feet to a point; thence S 82 deg. 46' 40" E 173.55 feet to a point; thence S 82 deg. 50' 50" E 502.08 feet to a point; thence S 82 deg. 52' 20" E 137.35 feet to a point; thence S 83 deg. 28' 10" E 617 feet to a point; thence S 83 deg. 18' 40" E 141.11 feet to a point; thence N 3 deg. 47' 20" W 585.07 feet to the point of beginning, 35.97 acres more or less.**

**Being the same property conveyed to Robert B. Pope, by Warranty Deed from John W. Vaughn and wife, Linda Sue Vaughn, dated May 16, 1988, and of record in Book 7545, Page 675, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 3365 Hobson Pike, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7 day of **August, 2014**.

ROBERT B. POPE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT B. POPE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 7 day of **August, 2014**.

NOTARY PUBLIC

My commission expires: 4/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $ 780,000.00 .

AFFIANT

Sworn to and subscribed to before me 7th day of **August, 2014**.

NOTARY PUBLIC

My commission expires: ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017