Davidson County DEEDWARR
Recvd: 05/22/15 08:29 4 pgs
Fees:23.00 Taxes:1202.50
20150522-0047253

NAME AND ADDRESS OF NEW OWNER:
Richard T. Resha, Jr.
1014 Maplewood Court
Murfreesboro, Tennessee 37129

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel 1820006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Richard T. Resha, Sr.** and wife, **Harriett M. Resha**, have this day bargained and sold and do hereby transfer and convey unto **Richard T. Resha, Jr.**, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being in the 5th, formerly the 6th District of said Civil District of said County and State, being Tract No. 7 on the survey for the Division among the heirs of the D.S. Smith Farm, and described according to said survey made by Geo. W. Watkins, Surveyor, November 28, 1952 as follows:
>
> Beginning at a point 1084 feet south of an old stone wall along the north margin of Wrenco, Cain Ridge Road, now known as Old Hickory Boulevard, being the SE corner of the property conveyed to Harvey C. Smith, thence southerly 1096 feet to the NE corner of a 1-acre cemetery lot; thence with the same, N 89° 45' W 205 feet; thence southerly 212 feet to a point in the north line of the Covington property; thence westerly 226 feet to a point, the SE corner of Tract No. 6 conveyed to Creola Smith Walkup; thence with her line, N 3° 15' E 1306 feet to a point at the SW corner of the Harvey C. Smith property above mentioned; thence with his line, S 89° 45' E 433 feet to the beginning, containing 12 acres, more or less. Together with an easement and right of way over and across the following described property: Being a part of Tract No. 2 on the survey for the Division among the heirs of the D.S. Smith Farm, and described according to said survey made by George W. Watkins, Surveyor, November 26, 1952, as follows:
>
> Beginning at a point in an old stone wall along the north margin of Wrenco, Cane Ridge Road, now known as Old Hickory Boulevard, said point being the NW corner of the property conveyed to Harvey C. Smith by deed from Matilda P. Smith, as of record in Book 2856, page 167, Register's Office for said County; thence S 86° 20' E 20 feet to a point; thence southerly 1110 feet, more or less, to a point, which is on the south boundary of the tract of land belonging to Harvey C. Smith hereinbefore described; thence N 89° 45' W 20 feet to a point; which is the SW corner of the property belonging to Harvey C. Smith; thence N 3° 15' E 1110 feet to the point of beginning.
>
> Being the same property conveyed to Richard T. Resha, Sr. and wife, Harriett M. Resha by deed from Charles W. Hamlett and wife, Claudette H Hamlett, appearing of record in Book 4793, page 63, of the Register's Office for Davidson County, Tennessee.

RTR
HMR

This conveyance is subject to a Code Administration Electrical Permit appearing of record in Book 7869, page 810, of said Register's Office; to a Right-of-Way appearing of record in Book 4793, page 44, of said Register's Office; to a Rights to Cemetery and Branch Easement referenced in Book 4584, page 702, of said Register's Office; to an Ingress/Egress Easement to Cemetery referenced in Book 4584, page 702, of said Register's Office; to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 13609 Old Hickory Boulevard, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenant with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2015 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 21st day of May, 2015.

Richard T Resha

Richard T. Resha, Sr.

Harriett M Resha

Harriett M. Resha

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 21st day of May, 2015, before me personally appeared Richard T. Resha, Sr. and wife, Harriett M. Resha, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 21st day of May, 2015.

Notary Public

My Commission expires: 5/23/16

MARA A. POLK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BJ & Amp

15085

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$325,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard D. Rosenbaum

Affiant

Sworn to and subscribed before me on this 21st day of May, 2015.

Mark A. Polk

Notary Public

My Commission expires: 5/23/16

MARK A. POLK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RT SR

Hmp

True Copy Certification

I, George H. White, 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.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/28/19

