WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052529 DEEDWARR
Recvd: 06/30/15 13:12 2 pgs
Fees:13.00 Taxes:536.50
20150630-0063061

Y-VRES-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME; THIS THE 26th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA D. WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael David Rayburn	**Same as New Owner**	
(NAME)	(NAME)	**164-123.00 AND 164-124.00**
6137 Tuckaleechee LN		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HOWARD ISOM, JR., UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL DAVID RAYBURN, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I: Land in the 2nd Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the northeasterly margin of Murfreesboro Pike, said point being 265 feet east of the southeast corner on Thompson (Spurlock Land); then North 37 degrees 30' East 410 feet, more or less, to a fence line; thence South 39 degrees 05' East with the said fence line; thence 37 degrees 30' West 400 feet, more or less, to an iron pin in the northeasterly margin of Murfreesboro Road; thence with the margin of the same North 43 degrees 15' West 110 feet to the beginning.

TRACT II: Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson Miller, Engineers and Surveyors, dated November 27, 1956, as follows: Beginning on the northeasterly margin of Murfreesboro Pike; thence northerly a distance of approximately 210 feet, more or less, to an iron pin; thence North 38 degrees 0' a distance of 206 feet to an iron pin; thence South 38 degrees 49' East a distance of 99 feet to an iron pin; thence South 37 degrees 30' West a distance of 198 feet to an iron pin; thence North 43 degrees 59' West a distance of 99 feet to an iron pin. Said tract of land comprising 0.46 acre, more or less.

TRACT III: A Tract of land in the 2nd Civil District of Davidson County, Tennessee, being the westerly 100 feet to a 210 foot tract of land fronting on Murfreesboro Pike and described according to a survey made by George W. Watkins, Surveyor, November 1, 1949, as follows: Beginning on the northwesterly margin of Murfreesboro Pike at a point 165 feet East of the Southeast corner of Thompson (Spurlock Land); thence North 37 degrees 30' East 210 feet to an iron pin in a sink hole; thence South 43 degrees 15' East 100 feet to a point; thence South 37 degrees 30' West 200 feet to a point in the northwesterly margin of Murfreesboro Pike; thence with the margin of said Pike, North 43 degrees 15' West 100 feet to the point of beginning, containing .4 acres, more or less, including but excluding a small tract of .03 acres that was conveyed to the State of Tennessee by deed from Eugene Pargh, et al., as of record in Book 2905, Page 479, for the widening of Murfreesboro Pike.

Being the same property conveyed to Howard Isom, Jr. by Quitclaim Deed from Deborah Harvey Isom, of record in Instrument No. 20120110-0002630, Register's Office for Davidson County, Tennessee, dated December 27, 2011 and recorded on January 10, 2012.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Easement for Drainage Facility of record in Instrument No. 20030221-0023015, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3626 & 3622 Murfreesboro Pike, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF JUNE, 2015.

Howard Isom Jr.
Howard Isom, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of June, 2015.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212