WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150070405 DEEDWARR
Recvd: 08/20/15 13:32 2 pgs
Fees: 13.00 Taxes: 777.00

20150820-0084123

State of ~~Tennessee~~ Virginia
County of ~~Williamson~~ Henry
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: June 30, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R Williams Austin M. Williams James Emory Williams	New Owner	05500006800
(NAME)	(NAME)	
4155 Libble Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Samuel David Ruth and Ashley Ruth, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James R Williams, Austin M. Williams, and James Emory Williams,** herelnafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being at a point on the northwest margin of Old Hydes Ferry Turnpike, now Libble Road, being 939 feet, more or less northeast of the northerly margin of State Highway No. 12, the same being the extreme southeast corner of the L.L. Mayberry property; thence northeasterly along Old Hydes Ferry Turnpike, now Libble Road, 681 feet to a point; thence northwesterly 325' 1591 feet to a large red oak; thence southwesterly 420 feet with the southeasterly margin of the Langford property to a point, being the extreme northeasterly corner of the L.L. Mayberry property, a large red oak; thence southeasterly 2026 feet with the northeasterly margin of the L.L. Mayberry property to the point of beginning, containing 25 acres, more or less.

Being the same property conveyed to Samuel David Ruth and soupse, Ashley Ruth by deed from Neil O. Buttram and wife, Bertha M. Buttram of record in Instrument No. 20130611-0059191, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4155 Libble Road, Nashville, TN 37128
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

LENDA GAMBILL AUERBACH NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Lenda Gambill Auerbach
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #139099
My Commission Expires
June 30, 2016

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 hands this 14th day of August, 2015.

Samuel David Ruth

Ashley Ruth

State of ~~Tennessee~~ Virginia
County of ~~Williamson~~ Henry

Personally appeared before me Samuel David Ruth and Ashley Ruth, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2015.

Notary Public
My Commission Expires: June 30, 2016

File No.: 9789

LENDA GAMBILL AUERBACH NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Lenda Gambill Auerbach
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #139099
My Commission **Expires**
June 30, 2016