WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160000319 DEEDWARR
Recvd: 01/04/16 12:34 2 pgs
Fees: 13.00 Taxes: 1202.50

20160104-0000333

P-TC-15-8435-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Shaun Gross	**U.S. Bank National Association**	
(NAME)	(NAME)	
8435 Highway 70	**3180 Rider Trail South**	**127-00-0-030.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-5410	**Earth City, MO 63045**	
(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 **EUGENE H. PURCELL AND SANDRA H. PURCELL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHAUN GROSS, UNMARRIED,** 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:

A parcel or tract of land located in the 9th Civil District of Davidson County, Tennessee on the south side of U.S. Highway #70 and being all of a 2 acre tract of record in Book 1449, page 447, and a small portion of tract #4 of record in Book 735, page 610 as indicated on plat R.O.D.C., Tennessee and surveyed the 12th day of March 1963 by S.H. Hutchinson as follows:

Beginning at an iron stake, the northeast corner of the 2 acre tract in southerly line of tract #4; thence north 0 degrees 30 minutes east 36.5 feet to a stake on the south margin of Highway south 84 degrees west passing a corner of the 2 acre tract at 198.5 feet, in all 313 feet to a stake on the south margin of Highway; thence leaving Highway going south 4 degrees east 292 feet to a stake in a field; thence north 89 degrees 30 minutes east 249 feet to an iron stake; thence north 20 degrees east 125 feet to an iron stake; thence north 0 degrees 30 minutes east 155 feet to the point of beginning; containing 2.08 acres more or less.

Together with an easement for driveway purposes (together with the right to maintain and/or repair), appurtenant to said 2.08 acres, over and across that portion of the easterly 2/40 feet, more or less, of the property lying west of and adjacent to said 2.08 acres, which is being used for driveway purposes on February 26, 1993.

Being the same property conveyed to Eugene H. Purcell and Sandra H. Purcell, husband and wife by Warranty deed from Susan B. Bushong and Alice S. Bushong, as joint tenants with right of survivorship of record in Instrument No. 20070221-0021219 Register's Office for Davidson County, Tennessee, dated February 19, 2007 and recorded on February 21, 2007.

This conveyance is subject to:
- Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20020520-0061279;
- Easement for driveway purposes as contained in Deed of record in Instrument No. 20070221-0021219, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8435 Highway 70 , Nashville, Tennessee 37221-5410**.

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 31st DAY OF DECEMBER, 2015.

Eugene H. Purcell

Sandra H. Purcell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE H. PURCELL AND SANDRA H. PURCELL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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