QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160000945 DEEDQC
Recvd: 01/06/16 08:15 2 pgs
Fees:12.00 Taxes:0.00
20160106-0001008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF December, 2015

Notary Public

MY COMMISSION EXPIRES: 6-26-2016
(AFFIX SEAL)

PATRICIA J PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James U. Rust, IV	**New Owner**	**Map 124 Parcel 070.00**
(NAME)	(NAME)	
3365 Hobson Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE **MITCHELL D. WHITSON, unmarried and JAMES U RUST, IV, unmarried**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JAMES U. RUST, IV, unmarried**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE 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 by Warranty Deed from Robert B. Pope to Mitchell D. Whitson, unmarried, and James U. Rust, IV, unmarried as recorded on the 11th day of August, 2014 in Instrument No. 20140811-0072161 and Warranty Deed from John W. Vaughn and wife, Linda Sue Vaughn to Robert B. Pope as recorded on the 17th day of May, 1988 in Deed Book 7545, Page 675, in the Register's Office of Davidson County, Tennessee.

Property Known as: 3365 Hobson Pike, Nashville TN 37076

Witness my/our hand (s) this 30th day of December, 2015.

Mitchell D. Whitson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell D Whitson, the within named bargainer, 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, at office, this 30 day of December, 2015.

Notary Public
My Commission Expires: 6/26/2016

(SEAL)

PATRICIA J PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Witness my/our hand (s) this 30th day of December, 2015.

James U Rust, IV

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James U Rust, IV, the within named bargainer, 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, at office, this 30th day of December, 2015.

Notary Public
My Commission Expires: 6-26-2016

(SEAL)

PATRICIA J PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Prepared by
RETURN TO: RUDY TITLE & ESCROW
2012 21ST AVE S
NASHVILLE, TN 37212