THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

Eric K. Lockert
Lockert, Hamlin & Hamlin PLLC
A Professional Limited Liability Company
105 Sycamore Street
Ashland City, Tennessee 37015
O: (615) 792-4333
O: (615) 792-4252
F: (615) 792-4867
E: Eric@LHH-Law.com

BILL GARRETT, Davidson County
Trans:T20160037146 DEEDWARR
Recvd: 05/04/16 13:51 2 pgs
Fees:13.00 Taxes:111.00
20160504-0044096

ADDRESS NEW OWNER(S):

IAN RHETT
1301 EDGEWOOD PLACE
NASHVILLE, TENNESSEE 37206

SEND TAX BILLS TO:
Same

MAP/PARCEL: 048 00 0 115.00

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, CHARLES M. TAMBELLINI,** hereinafter called the Grantor(s), **his** heirs and assigns, have bargained and sold, and by these presents do hereby **CONVEY, TRANSFER, REMISE, RELEASE, AND RELINQUISH** unto **IAN RHETT,** the Grantee(s) herein as tenants by the entirety, their heirs and assigns, certain tracts or parcels of land located in the **1st** Council District of Davidson County, State of Tennessee, described as follows:

Beginning at a set nail in the center of McCool Road, said point of beginning being approximately 1,812 feet along the center of said McCool Road from the margin of Eaton's Creek Road; thence, N 21°29'51" W passing a set iron rod at 27.3 feet and continuing a total distance of 753.27 feet to a set iron rod on the top of a hill; thence, N 68°21'18" E a distance of 120.0 feet to an existing iron rod; thence, S 21°49'26" E a distance passing an existing iron rod which is 27.3 feet from the center of said McCool Road a total distance of 720.35 feet to a set nail in McCool Road; thence, with the center of the road S 53°30'49" W a distance of 128.5 feet to a set nail which is the point of beginning, having an area of 90,000 square feet being 2.07 acres according to the survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee 37146, dated: 06-02-14 and file number of 958.

Being the same property conveyed to Charles M. Tambellini via Administrator Quitclaim Deed from Johnny H. Jones, Administrator of the Thomas F. Brown estate, having a legal reference number of 20140829-0079196. Thomas F. Brown having died on November 21, 2013 in Cheatham County Tennessee.

THIS CONVEYANCE is subject to the right of way of McCool Road.

THIS IS IMPROVED PROPERTY KNOWN AS: 4861 McCool Road, Nashville, Tennessee 37218

THIS DEED is prepared from information of prior deeds furnished by the Grantor(s) without the benefit of a survey or title report.

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), **his** heirs assigns, forever; and **I** do covenant

with the said Grantee(s) that **I** am/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 **I** do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the **3rd** day of **May 2016**.

CHARLES M. TAMBELLINI, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

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

Witness my hand and official seal at 105 Sycamore Street, Ashland City, Tennessee 37015, this the **3rd** day of **May 2016**.

Notary Public My Commission Expires: 1/26/19

REBECCA L. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

WITNESS my hand this the **3rd** day of **May 2016**.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee(s), Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **THIRTY THOUSAND DOLLARS ($30,000.00).**

IAN RHETT, Affiant

Sworn to and subscribed before me, this **3rd** day of **May 2016**.

Notary Public My Commission Expires: 1/26/19

REBECCA L. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY