Return to:

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160053199 DEEDWARR
Recvd: 06/22/16 13:16 2 pgs
Fees: 13.00 Taxes: 555.00
20160622-0063651

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8287 TRUESDALE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Johnnie Truesdale and Angela Truesdale	same New Owner	18000004400
1041 Redmond		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANCES W. TAYLOR, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHNNIE TRUESDALE AND ANGELA TRUESDALE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7.1 acres on 0 Holt Rd, Nashville, TN

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/or 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/or 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 our hand on the 6th day of June, 2016.

Frances W. Taylor

Bobby G. Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Frances W. Taylor, and Bobby G. Taylor the bargainor(s), 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 at ~~Franklin, Tennessee~~, this 6th day of June, 2016.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

16-8287 TRUESDALE

EXHIBIT A - LEGAL DESCRIPTION

COMMENCING AT A CONCRETE MONUMENT FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF REDMOND COURT, SAID MONUMENT BEING THE SOUTHEASTERLY CORNER OF THE MICKEY L. KING SUBDIVISION (PLAT BOOK 5190, PAGE 303), AND BEING THE SOUTHWEST CORNER OF TRACT A OF THIS SURVEY:

THENCE, WITH SAID RIGHT OF WAY OF REDMOND COURT AND JOINING EXTENSION OF SAID RIGHT OF WAY ALONG NORTH LINE OF RICK ALCALA (BOOK 7781, PAGE 199), SOUTH 83 DEGREES 35 MINUTES 17 SECONDS EAST A DISTANCE OF 243.22 FEET TO AN IRON PIN FOUND AT THE COMMON CORNER OF TRACT A AND TRACT B OF SURVEY, THIS BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, NORTH 06 DEGREES 17 MINUTES 02 SECONDS EAST A DISTANCE OF 531.92 TO AN EXISTING IRON PIN FOUND IN THE SOUTH LINE OF FRANK JONES PROPERTY, (BOOK 4408, PAGE 835);

THENCE, WITH JONES SOUTH LINE AND CONTINUING ON WITH SOUTH LINES OF DARCIA & JIMMY DELOACH (INSTRUMENT NO. 20121003-0090656), MATHEWS PLACE, LLC (INSTRUMENT NO. 20120810-0071798), AND PAUL & MELANIE CAMPANIS (INSTRUMENT NO. 20001013-0101811) AS FOLLOWS: SOUTH 81 DEGREES 18 MINUTES 32 SECONDS EAST A DISTANCE OF 242.84 FEET TO AN IRON PIN FOUND, SOUTH 78 DEGREES 36 MINUTES 37 SECONDS EAST A DISTANCE OF 350.92 FEET TO AN IRON PIN SET, AND NORTH 80 DEGREES 35 MINUTES 40 SECONDS EAST A DISTANCE OF 235.17 FEET TO AN IRON PIN FOUND ON NORTH BANK OF HOLT BRANCH, SAID PIN BEING THE NORTHWEST CORNER OF JOHN PARKER (BOOK 4877, PAGE 873);

THENCE, CROSSING THE BRANCH AND RUNNING WITH PARKER'S WEST LINE, SOUTH 11 DEGREES 14 MINUTES 17 SECONDS WEST A DISTANCE OF 221.08 FEET TO IRON PIN FOUND AT NORTHEAST CORNER OF AFOREMENTIONED ALCALA PROPERTY;

THENCE ALONG ALCALA'S NORTH LINE GENERALLY WITH A FENCE, SOUTH 76 DEGREES 33 MINUTES 46 SECONDS WEST A DISTANCE OF 257.84 FEET, SOUTH 58 DEGREES 00 MINUTES 22 SECONDS WEST A DISTANCE OF 392.21 FEET, AND JOINING THE REDMOND COURT RIGHT OF WAY EXTENSION LINE, NORTH 84 DEGREES 36 MINUTES 17 SECONDS WEST A DISTANCE OF 248.89 FEET TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES, MORE OR LESS ACCORDING TO SURVEY BY KEVIN A. EDMONSON, RLS 1515, DATED MARCH 4, 2016.

THIS CONVEYANCE IS SUBJECT TO THE MATTERS SET FORTH BELOW, IF ANY, AS WELL AS (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE, AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD (AS MAY BE AMENDED OR SUPPLEMENTED), (4) BUILDING RESTRICTIONS, AND (5) ALL OTHER MATTERS OF PUBLIC RECORD

BEING a portion of THE SAME PROPERTY CONVEYED TO FRANCES W. TAYLOR, BY DEED FROM BOBBY G. TAYLOR AND WIFE, FRANCES W. TAYLOR, DATED APRIL 4, 2006, APPEARING OF RECORD N INSTRUMENT NO. 20060424-0046620, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

*BOBBY G. TAYLOR JOINS IN THE EXECUTION OF THIS DOCUMENT TO CONVEY ANY INTEREST HE MAY HAVE IN SAID PROPERTY