BILL GARRETT, Davidson County
Trans:T20160060222 DEEDWARR
Recvd: 07/14/16 08:30 3 pgs
Fees:18.00 Taxes:196.10
20160714-0072031

THIS INSTRUMENT PREPARED BY:
Charles J. Friddell, Esq.
4535 Harding Road, Suite 208
Nashville, TN 37205

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James U. Rust, IV 3410 Hobson Pike Hermitage, TN 37076	Same	Map – Parcel Numbers 044 14 0 014.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Charles Wayne Vanderpool("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto James U. Rust, IV ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

The property described on Exhibit A is improved property more commonly known as: 230 MARTINGALE DRIVE, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.

GRANTOR covenants that GRANTOR is lawfully seized and possessed of the Property in fee simple and that GRANTOR has a good right to convey the Property. GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S heirs, successors, and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS, WHERE IS, WITH ALL FAULTS" CONDITION. GRANTOR SHALL HAVE NO LIABILITY FOR, AND GRANTEE HAS AGREED TO HAVE NO RIGHT OR CLAIM AGAINST GRANTOR FOR, DAMAGES, RESCISSION OF THE SALE, REDUCTION OF THE SALES PRICE OR OTHERWISE BECAUSE OF THE PHYSICAL CONDITION OF THE PROPERTY (INCLUDING WITHOUT LIMITATION ITS ENVIRONMENTAL CONDITION), ANY SUCH RIGHT OR CLAIM BEING HEREBY EXPRESSLY WAIVED BY GRANTEE.

Grantor's spouse Connie M. Vanderpool has signed such deed waiving and releasing any marital rights with respect to the above property.

IN WITNESS WHEREOF, Grantor executed this instrument on this 13 day of July, 2016.

Charles Wayne Vanderpool
CHARLES WAYNE VANDERPOOL

Connie M. Vanderpool
CONNIE M. VANDERPOOL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **CHARLES WAYNE VANDERPOOL** the within named bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 13th day of July, 2016.

NOTARY PUBLIC

My Commission Expires:
10-18-16

Personally appeared before me, **CONNIE M. VANDERPOOL** the within named bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 13th day of July, 2016.

NOTARY PUBLIC

My Commission Expires:
10-18-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $53,000.00.

All Star Sales LLC
By James A Vest Jr

Affiant

Subscribed and sworn to before me, this 13th day of July, 2016.

Notary Public

My Commission Expires: 10-18-16

LEGAL DESCRIPTION
EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 230, Block 4, on the Plan of Cumberland Terrace Subdivision, Part 1, of record in Book 1424, Page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 230 fronts 75 feet on the westerly side of Martingale Drive and runs back 171.9 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear, on which it measures 78 feet

BEING the same property conveyed to Charlie S. Vanderpool, Jr. and wife, Willie Mai Vanderpool by Warranty Deed from Earnest L. Massey and wife, Effie Mai Massey, dated 6/12/62 and recorded 6/15/62 in Book 3400, Page 557, Register's Office for Davidson County, Tennessee.
Per Affidavit of Heirship dated 6/21/16 and recorded 6/27/16 in Instrument Number 20160627-0065310, said Register's Office, the said Charlie S. Vanderpool, Jr. (aka Charles Stokes Vanderpool, Jr.) is reported to have died intestate on 7/4/01, leaving property vested in Willie Mai Vanderpool. The said Willie Mai Vanderpool is also reported to have died intestate on 3/26/16.
The seller, Charles Wayne Vanderpool, is reported to be her only child and sole heir at !aw of Willie Mai Vanderpool.

EXHIBIT B

NONE