WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066550 DEEDWARR
Recvd: 08/02/16 14:50 2 pgs
Fees:13.00 Taxes:592.00
20160802-0079847

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-24-20

(AFFIX SEAL)

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirk S. Rutherford	NEW OWNER	01800016600 & 01800016700
(NAME)	(NAME)	
1009 Somerset Downs Boulevard		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Bryant Waymon Freeman and Elizabeth Lovell Freeman, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kirk S. Rutherford and Sandra A. Rutherford, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1 (TRACT 12):

Being Tract 12 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, N 79 deg 36' 34" E, 254.90 feet, to the point of beginning the southwest corner of this tract, and continuing with a new line, as follows: N 01 deg 11' 07" W, 1546.70 feet to iron pin (new); thence, S 68 deg 21' 58" W, 45.61 feet to an iron pin (old), a corner of said tract of land which belongs to Bob Green thence, N 78 deg 39' 26" W, passing a common corner of said tract of land which belongs to Bob Green, and a second tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, and continuing on in all, 246.71 feet to an iron pin (old), a corner of said second mentioned tract of land which belongs to Bob Green, in the easterly boundary of a tract of land which belongs to David R. Ferguson, having a deed reference in Instrument No. 20050727-0087527, RODCT; thence, N 06 deg 35' 29" E, 538.51 feet to an iron pin (old), a corner of said tract of land which belongs to David R. Ferguson, in the southerly boundary of a tract of land which belongs to William T. Carlisle, having a deed reference in Instrument No. 20030508-0061513, RODCT; thence, N 53 deg 35' 03" E, 441.58 feet to an iron pin (new); in the southerly boundary of said tract of land which belongs to William T. Carlisle; thence with a new line, S 01 deg 11' 07" E, 2348.28 feet to an iron pin (new); in the northerly margin of Brick Church Pike; thence with the northerly margin of Brick Church Pike, as follows: with a curve to the left, having a radius of 8237.42 feet, an arc distance of 16.12 feet, and a chord bearing and distance of S 79 deg 39' 56" W, 16.12 feet; thence, S 79 deg 36" 34" W, 135.83 feet, to the point of beginning, containing 11.53 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

TRACT 2 (TRACT 13):

Being Tract 13 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983 RODCT, the southwest corner of this tract, and continuing, as follows: N 06 deg 23' 08" E, 1585.37 feet to an iron pin (old), a corner of said tract of land which belongs to Bob Green; thence with a new line, as follows: N 68 deg 21' 58" E, 45.61 feet , to an iron pin (new); thence, S 01 deg 11' 07" E, 1546.70 feet to an iron pin (new), in the northerly margin of Brick Church Pike; thence, S 79 deg 36' 34" W, 254.90 feet, to the point of beginning, containing 5.20 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc.,

4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

Being the same property conveyed to Bryant Waymon Freeman and Elizabeth Lovell Freeman of record in Instrument No. 20150518-0045171, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Instrument No. 20131115-0118367, said Register's Office.

This conveyance is subject to TVA Easement of record in Instrument No. 20131115-0118367, said Register's Office.

Subject to the rights of others for ingress and egress to an unnamed Cemetery.

This instrument was executed by Michael Waymon Freeman on behalf of Bryant Waymon Freeman and Elizabeth Lovell Freeman as their true and lawful attorney in fact pursuant to Power of Attorney of record in Instrument Number 20160802-0079846, Register's Office, Davidson County, Tennessee.

Grantee to be responsible for rollback taxes.

unimproved ☐

This is improved ☑ property, known as 0 Brick Church Pike, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of July, 2016.

Bryant Waymon Freeman
by: Michael Waymon Freeman, Attorney in Fact
Michael Waymon Freeman Attorney In Fact

Elizabeth Lovell Freeman
By: Michael Waymon Freeman, Attorney in Fact
Michael Waymon Freeman Attorney In Fact

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Waymon Freeman as Attorney-in-Fact for Bryant Waymon Freemand and Elizabeth Lovell Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal this 29th day of July, 2016.

My Commission Expires:

3-24-20

Notary Public

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON