WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 342,000.00

X Amy B. Ruff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gregory Scott Ruff	Wilson Bank & Trust	Parcel ID:
631 Old Lebanon Dirt Rd.	623 W. Main Street	08600022800
Hermitage, TN 37076-4312	Lebanon, TN 37088	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Roger W. Costa and wife, Carol G. Costa

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gregory Scott Ruff and wife, Amy B. Ruff

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:

Land in Davidson County, Tennessee, commencing at an iron pin located in the center line of the intersection of Old Lebanon Dirt Road and Tulip Grove Road; thence with a curve to the left in a southwesterly direction having a radius of 1465.0 feet and a distance of 671.66 feet to a point; thence South 65 degrees 46 minutes 52 seconds West 90.46 feet to a railroad spike in the center line of Old Lebanon Dirt Road, the point of beginning; thence leaving the center line of said road North 32 degrees 22 minutes 44 seconds West 818.42 feet to an iron pin; thence South 3 degrees 20 minutes 52 seconds West 914.31 feet to a railroad spike in the center line of Old Lebanon Dirt Road; thence with the right of way of said road North 65 degrees 46 minutes 52 seconds East 540.00 feet to the point of beginning.

BEING the same property conveyed to Roger W. Costa and wife, Carol G. Costa by Quitclaim Deed from Roger Costa and Esther Swink, Co-Successor Trustees of the Costa Family Revocable Trust Agreement dated April 1, 1998, of record in Instrument 20160818-0086214, dated August 10 and August 17, 2016, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5122, Page 970, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees.

Carol G. Costa and Carole G. Costa being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 631 Old Lebanon Dirt Rd., Hermitage, TN 37076-4312

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 17th day of August, 2016.

Roger W. Costa
Roger W. Costa

Carol G. Costa
Carol G. Costa

BILL GARRETT, Davidson County
Trans: T20160071860 DEEDWARR
Recvd: 08/18/16 09:09 2 pgs
Fees: 13.00 Taxes: 1265.40
20160818-0086215

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger W. Costa and Carol G. Costa, 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 Nashville, Tennessee, this 17th day of August, 2016.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.