WARRANTY DEED

File #16358

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

Davidson County DEEDWARR
Recvd: 08/26/16 15:39 3 pgs
Fees:18.00 Taxes:1036.00
20160826-0089771

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Truso	New Owner	MAP 10-PARCELS 97,98,99 & 100
(NAME)	(NAME)	
3075 Ivey Point Rd.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joshua Cline and Anastasia Cline husband and wife,,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Truso and Rachele Truso 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:

Beginning at an Iron Pin Found (IPF) on the northerly right of way of Ivey Point Road (23' from centerline), said pin being at the southeasterly corner of Terry Kestner as recorded in Instrument Number 20070131-0012676, Register's Office of Davidson County (R.0.0.C.); thence, leaving said road and with Kestner, North 03Â°15'40" East, a distance of 1811.66 feet to an IPF in the southerly line of Larry Hawkins as recorded in Instrument Number 2000821-0082508, R.0.0.C.; thence, with Hawkins, the following calls: South 86Â°39'14" East, a distance of 144.00 feet to an Iron Pin Set (IPS); North 04Â°08'29" East, a distance of 337.35 feet to an IPS in the southerly assessment line of Robertson County; thence, North 69Â°36'44" East, a distance of 364. 72 feet to an IPF at the northwesterly corner of Tim Hargrove, as recorded in Instrument Number 2000313-0025736, R.O.D.C.; thence, with Hargrove, South 00Â°43'39" East, a distance of 1833.61 feet to an IPS at the northeasterly corner of Teddy Armstrong, as recorded in Deed Book 3679, Page 276, R.O.D.C.; thence, with Armstrong, the following calls: North 75Â°27'20" West, a distance of 383.67 feet to an IP$; South 00Â°4815611 East, a distance of 642. 51 feet to an IPS on the northerly right of way of Ivey Point Road; thence, with said right of way, North 67Â°06146" West, a distance of 297.52 to the Point of Beginning. Containing 23.51 Acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS# 1859 on this 9t!I Day of March, 2012.

Being the same property conveyed to Joshua Cline and wife, Anastasia Cline by Special Warranty Deed for actual consideration of $120,00from BancorpSouth Bank, recorded on the 15th day of March, 2012 in Instrument No. 20120315-0022375, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 3075 Ivey Point Rd., 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 my hand this 23rd day of August, 2016.

Joshua Cline

Anastasia Cline

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, Joshua Cline and Anastasia Cline, 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 this 23rd day of August, 2016.

Notary Public

My Commission Expires:

GREG FAIRBETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017