BILL GARRETT, Davidson County
Trans:T20160109928 DEEDWARR
Recvd: 12/14/16 13:56 2 pgs
Fees:13.00 Taxes:499.50
20161214-0131196

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dustin D. Dwenger
230 Martingale Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Wilson Bank & Trust
1436 West Main St.
Lebanon TN 37087

MAP/PARCEL 044-14-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **James U. Rust, IV, a single man,** has this day bargained and sold, and does hereby transfer and convey unto **Dustin D. Dwenger, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 230, Block 4 on the Plan of Part 1, Cumberland Terrace Subdivision of record in Plat Book 1424, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 James U. Rust, IV by Warranty deed from Charles Wayne Vanderpool of record in Instrument No. 20160714-0072031 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 14, 2016.

This is improved property known as: **230 Martingale Drive, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1424, page 49, and restrictions in Book 1582, page 505, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of December, 2016.

James U. Rust, IV

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James U. Rust, IV,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of December, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 169710