WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001575 DEEDWARR
Recvd: 01/06/17 11:39 2 pgs
Fees:13.00 Taxes:2275.50

20170106-0001814

W-OL-16-1221-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/03/2017
(AFFIX SEAL)

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas C. Ernst	**NEW OWNER**	
(NAME)	(NAME)	**159-00-0-128.00**
1221 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERNIE GENDRON AND WIFE, JENNIFER GENDRON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS C. ERNST, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Resubdivision of Lot No. 3 Neals Three Lot Subdivision of record in Plat Book 8250, Page 427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but excluded therefrom is the property conveyed to the Tennessee Department of Transportation by Warranty Deed of record in Instrument No. 20010611-0060998, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing south margin of SR 254 and the west boundary of the Church of Christ of Old Hickory Boulevard, Trustee property; thence with said boundary south 29 degrees, 24 minutes, 27 seconds west 53.11 feet to a point, said point being 62.149 feet right of SR 254 proposed centerline station 8+651.590; thence with the proposed south margin of said road (1) having a 2784.64 foot radius curve left and westerly 120.87 feet (2) having a 2821.55 foot radius curve left and westerly 148.13 feet to a point, said point being 58.79 feet right of SR 254 proposed centerline station 8+567.808; thence with the existing east margin of High Lea Drive having a curve left and northerly 22 feet more or less to a point; thence with the existing southeast margin of SR 254 having a curve right and northeasterly 41 feet more or less to a point; thence with said existing south margin having a curve right and easterly 259 feet more or less to the point of beginning, containing 0.323 acres.

Being a portion of the same property conveyed to Ernie Gendron and wife, Jennifer Gendron by Warranty deed from Frank E. Neal and wife, Shirley P. Neal of record in Book 9585, page 465 Register's Office for Davidson County , Tennessee, dated February 01, 1995 and recorded on February 01, 1995.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 64 and Book 8250, Page 427, Register's Office for Davidson County, Tennessee.
- Subject to Right of Way of Old Hickory Boulevard, aka State Route No. 254 and High Lea Road.
- Declaration of Easement re-encroachment of our pool onto Lot 2 of record in Book 9816, Page 840; in the Register's Office for Davidson County, Tennessee.
- Easements granted to the State of Tennessee of record in Instrument Number 20010611-0060998, in the Register's Office for DavidsonCounty, Tennessee.
- Right of Way of Old Hickory Boulevard, aka State Route No. 254 and High Lea Road.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1221 Old Hickory Boulevard , Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ____ DAY OF DECEMBER, 2016.

Ernie Gendron

Jennifer Gendron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNIE GENDRON, the within named bargainor, 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.

Witness my hand and official seal, this the 30th of December, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER GENDRON, the within named bargainor, 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.

Witness my hand and official seal, this the 30th of December, 2016.

Notary Public
My Commission Expires: 3-6-18
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JOHN GLEAVES
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DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212