Davidson County	DEEDWARR
Recvd: 02/02/17 10:30	3 pgs
Fees:18.00 Taxes:246.05	
20170202-0011249	

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018 HND 110345	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $66,500.00 Karyn Christian Affiant Subscribed and sworn to before me, this 30th day of January, 2017. Shelly M Smith Notary Public My commission expires: 4-24-18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Robert Rust	**NEW OWNER**	**00600010100**
2056 Old Baker Road		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Sharon Diane Broaderick and Teresa Horton and Richard Douglas Rust and James Robert Rust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Robert Rust and Pamela R Rust, husband and wife, tenants in commons with rights of survivorship

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:

Two tracts of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1: Described according to a survey made June 19, 1928, by Erle Drake, surveyor, as of record in Book 547, page 168, Register's Office for said County, as follows:

Beginning at a point in the center of a County Road, the Northwesterly corner of Padgett's land; and running thence with the center of said road, N 16 1/2° W 38 feet, N. 29 1/2° W 71 feet; N 44° W 66 feet and N 52° 40' W 230 feet to a point in the center of said road, the Northeasterly corner of a tract of land owned by the L & N Railroad Company; thence S 42° 45' W along the Southeasterly boundary of said L & N Railroad property, 306 1/2 feet to the center of the old road bed of said railroad, now abandoned; thence S 45° E with the center of said abandoned road bed, 460 feet to Padgett's Southwesterly corner; thence n 30° E with Padgett's Northwesterly line, 308 1/2 feet to the beginning, containing 3.15 acres, more or less.

Tract No. 2: Beginning at a point where the center line of the main track of the L & N Railroad was formerly located and at a point where the same crosses the center of the county Road, 33 feet Westerly from what was formerly Riley & Henderson's corner; thence N 46 1/2° W with the center of where said main track of said railroad was formerly located, 490.875 feet to a point in the same; thence N 29° E 289.72 feet to a walnut tree; thence N 55° E 16 1/2 feet to the center of the County Road; thence in a Southeasterly direction, with the center of said County Road, 649 feet, more or less, to the beginning, containing two acres, more or less, and adjoining Tract No. 1 above on the South.

Being the same property conveyed to Neely P. Rust and wife, Barbara Rust, from John T. Leeman and wife, Margaret Leeman, by Warranty Deed dated June 1, 1973, of record in Book 4713, page 797, Register's Office for Davidson County, Tennessee. Barbara H Rust died on or around 12/21/2008 leaving Neely Paul Rust sole surviving tenant by entirety. Neely Paul Rust died on or around 09/16/16 leaving, Sharon Diane Broaderick, Teresa Horton, Richard Douglas Rust and James Robert Rust his sole heirs at law.

Being the same property conveyed to Neely P. Rust and wife, Barbara Rust, from John T. Leeman and wife, Margaret Leeman, by Warranty Deed dated June 1, 1973, of record in Book 4713, page 797, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2056 Old Baker Road, Goodlettsville, TN 37072.

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 in 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/our hand(s) this 30th day of January, 2017.

Sharon Diane Broaderick

Richard Douglas Rust

Teresa Horton

James Robert Rust

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sharon Diane Broaderick, Teresa Horton, Richard Douglas Rust, the within named Grantor(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, at office, this 30th day of January, 2017.

Notary Public

My Commission Expires: DEC 27 2017

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, James Robert Rust, the within named Grantor(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, at office, this 30th day of January, 2017.

Notary Public

My Commission Expires: 1/29/2020

True Copy Certification

I Shelly M. Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M Smith

State of Tennessee/County of Willamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger Commission Expires 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020