RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35513

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Y-KW-16-2048-T

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)
Eric W. Mayfield	**New Owner**	
(NAME)	(NAME)	**006-00-0-028.00**
2048 Old Baker Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **ESTATE OF NEELY P. RUST, DECEASED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC W. MAYFIELD, AN UNMARRIED 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:

A tract or parcel 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 deg. W. 38 feet N. 29 1/2 deg. W. 71 feet; N. 44 deg. W. 66 feet and N. 52 deg. 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 deg. 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 deg. E. with the center of said abandoned road bed, 460 feet to Padgett's southwesterly corner; thence N. 30 deg. E. with Padgett's northwesterly line, 308 1/2 feet to the beginning, containing 3.15 acres, more or less.

Being a part of the same property conveyed to Neely P. Rust and wife, Barbara Rust by Warranty deed from John T. Leeman and wife, Margaret Leeman of record in Book 4713, page 797, Register's Office for Davidson County, Tennessee, dated June 1, 1973 and recorded on June 4, 1973. The said Barbara Rust having since died on December 21, 2008. The said Neely P. Rust having since died on September 16, 2016, leaving a Last Will and Testament, Docket No. 16P1660, filed in the Circuit Court of Davidson County, Tennessee (Probate Division). Said property being subject to Order to Sell Real Property in said case.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 168, Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action-Lightnet Lines of record in Instrument Number 20140114-0003779, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2048 Old Baker Road , Goodlettsville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20170011589 DEEDWARR
Recvd: 02/08/17 10:21 2 pgs
Fees:13.00 Taxes:758.50

20170208-0013187

Witness my/our hand(s) this the 6th DAY OF FEBRUARY, 2017.

Estate of Neely P. Rust, deceased

BY: Sharon Diane Broderick

Sharon Diane Broderick, Executrix

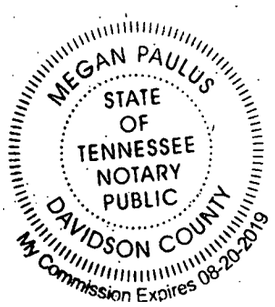
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SHARON DIANE BRODERICK as Executrix of the Estate of Neely P. Rust, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 6th of February, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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Rudy Title and Escrow, LLC
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