Davidson County DEEDWARR
Recvd: 04/18/17 15:26 4 pgs
Fees:23.00 Taxes:286.51
20170418-0038007

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $77,435.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2017.

Notary Public
My commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

05-1701-67092

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jared Bobel	Volunteer State Bank	046-00-0047.01
5054 Bull Run Road	101 Hwy 52 W	
Ashland City TN 37015	Portland, TN 37148	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryan Rottero, a single man and Lana L. Brown, a married woman** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jared Bobel and Kendra Bobel, Husband & Wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Bryan Rottero by Quitclaim Deed from Lana L. Brown, as the Personal Representative of the Estate of Rebecca Pruitt, dated April 6, 2010, recorded April 6, 2010, of record in Instrument No. 20100406-0025591, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles R. Niewold, Trustee by Quitclaim Deed from Bryan Rottero, and as further conveyed to Bryan Rottero and Lana L. Brown by Quitclaim Deed from Charles R. Niewold, Trustee, dated April 6, 2010, recorded April 6, 2010, of record in Instrument No. 20100406-0025592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Lana L. Brown, a married woman, nor her spouse.

This property is improved property known as 5054 Bull Run Road, Ashland City, TN 37015.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of April, 2017.

Bryan Rottero

Lana L. Brown

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bryan Rottero and Lana L. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Ashland City, TN, this 17th day of April, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 10-26-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

DAVIDSON COUNTY MAP 46 PARCEL 47.01

BEING a tract of land lying in the 13 th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the northern right-of-way Bull Run Road, and being the southwest corner of a tract owned by Kenneth Friedburg as of record in instrument #201004060025592 and being the southeast corner of this tract, THENCE: with northern right-of-way, N 42 deg 50 min 00 sec W, 151.00' to an iron pin by a T post, being the southeast corner of a tract owned by David Hofstetter as of record in instrument #20116070800700 49 RODC, Tennessee, THENCE: N 30 deg 00 min 00 sec E, 381.50' to an iron pin at a fence post, THENCE: S 62 deg 15 min 00 sec E, 120.50' to an iron pin in fence post west side of gravel drive, THENCE: S 30 deg 14 min 32 sec W, 281.08' to an iron pin by a cedar tree, THENCE; S 20 deg 30 min 00 sec W, 151.80' to the point of beginning containing 49,902.054 square feet as per a survey by CK Surveying dated 3/07/2017.

True Copy Certification

I, BRANDON LIPPMAN, 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 Sumner

Personally appeared before me, Penny Allison [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] 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: 4.24.19

{Notary' Seal}

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY