WARRANTY DEED

Bill Garrett Davidson County
Batch# 19312 DEEDWARR
10/30/2017 11:51:37 AM 4 pgs
Fees: $23.00 Taxes: $1,448.55

20171030-0110920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires Aug 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lennae M. Rickard	Same as new owner	
(NAME)	(NAME)	
7528 Lakeview Dr		088-00-0-020.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **ROBERT A. RUCKER, JR., UNMARRIED (AS TO TRACT 1), ALTHA ANNETTE MAYES, SUCCESSOR TRUSTEE OF THE ROBERT A. RUCKER, JR. AND MATTIE EARLINE RUCKER REVOCABLE LIVING TRUST AGREEMENT DATED THE 21ST DAY OF AUGUST, 2001, AS AMENDED ON DECEMBER 3, 2004 AND FURTHER AMENDED ON JULY 13, 2011 (AS TO TRACT 2) AND ALTHA ANNETTE MAYES, SUCCESSOR TRUSTEE OF THE ROBERT A. RUCKER, JR. AND MATTIE EARLINE RUCKER REVOCABLE LIVING TRUST AGREEMENT DATED THE 21ST DAY OF AUGUST, 2001, AS AMENDED ON DECEMBER 3, 2004 AND FURTHER AMENDED ON JULY 13, 2011(AS TO TRACT 3),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LENNAE M. RICKARD,** 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:

SEE ATTACHED EXHIBIT "A"

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

unimproved
This is improved x property, known as 7528 Lakeview Dr, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 27 day of October, 2017.

Robert A. Rucker Jr

ROBERT A. RUCKER, JR.

THE ROBERT A. RUCKER, JR. AND MATTIE EARLINE RUCKER REVOCABLE LIVING TRUST AGREEMENT DATED THE 21ST DAY OF AUGUST, 2001, AS AMENDED ON DECEMBER 3, 2004 AND FURTHER AMENDED ON JULY 13, 2011

BY: Altha Annette Mayes

ALTHA ANNETTE MAYES, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Rucker, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of October, 2017.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Altha Annette Mayes with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of The Hemmer Family Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 27 day of October, 2017.

Commission expires:

Notary Public

EXHIBIT "A"

Tract 1

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 23 and 27, 1961, revised July 27, 1961, as follows:

Beginning at an iron pin in the Northwesterly margin of Lakeview Drive at the East corner of the property conveyed to Nellie R. Richards and husband, by deed from Fred Webb Jackson and wife, as of record in Book 3255, Page 238, Register's Office for said County; thence with said Richards' Northeasterly line as follows: North 35 degrees 50' West 313 feet to an iron pin, North 29 degrees 15' West 215 feet to an iron pin, North 37 degrees 15' West 212 feet to an iron lying 7 feet West from a 9 inch hickory, North 42 degrees 15' West 455 feet along a ridge to an iron pin and North 17 degrees 15' West 356 feet to a 24 inch red oak in the Southerly line of the property conveyed to William Hull, et al, by deed from Warren B. Sloan and wife, as of record in Book 535, Page 623, said Register's Office; thence with said Hull's Southerly line North 88 degrees East 33 feet to a 24 inch oak; thence with the same North 67 degrees East 240 feet to a 24 inch red oak in the Westerly line of Fred Webb Jackson's property; thence with said Jackson's Westerly line South 12 degrees 45' East 313 feet to an iron pin lying 3 feet East of a 10 inch black oak; thence with said Jackson's Southwesterly line and continuing with the Southwesterly line of a 3.28 acre tract on said survey South 40 degrees 30' East passing the West corner of said 3.28 acre tract at 705.5 feet, in all 721 feet to an iron pin; thence with the Southwesterly line of said 3.28 acre tract South 43 degrees 15' East 458 feet to an iron pin in the Northwesterly margin of said Drive; thence with the Northwesterly margin of said Drive South 56 degrees West 360 feet to the beginning, containing 9.24 acres.

Being the same property conveyed to Robert A. Rucker, Jr. and wife, Mattie Earline Rucker, by Installment Deed from Fred Webb Jackson and wife, Julia Roberta Jackson, recorded on the 1st day of September, 1961 in Deed Book 3278, Page 590, in the Register's Office of Davidson County, Tennessee. Mattie Earline Rucker died on January 29, 2011 leaving Robert A. Rucker, Jr. as sole surviving Tenant by the Entirety.

Tract 2

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 23, and 27, 1961, as follows:

Beginning at an iron pin in the Northwesterly margin of Lakeview Drive at the Southeast corner of the property conveyed to Wilford Lee Armstrong and wife, by deed from Fred Webb Jackson and wife, as of record in Book 3251, Page 414, Register's Office for said County; thence with said Armstrong's Northeasterly line as follows: North 35° 25' West 469 feet to an 8 inch hackberry, North 28° West 723 feet to an iron in; North 14° 35' West 238 feet to an iron pin and North 7° West 214 feet to a 20 black oak in the Southerly line of the property conveyed to William Hull, et al, by deed from Warren B. Sloan and wife, as of record in Book 535, Page 623, said Register's Office; thence with the said Hull's Southerly line South 54° 30' East 33 feet to a 15 inch white oak; thence with the same North 88° East 86 feet to a 24 inch red oak at the Northwest corner of a 9.24 acre tract shown on said survey; thence with the Southwesterly line of said 9.24 acre tract as follows: South 17° 15' East 356 feet to iron pin, South 42° 15' East 455 feet to an iron pin which is 7 feet West of a 9 inch hickory, South 37° 15' East 212 feet to an iron pin which is 3 feet East of a 14 inch hickory South 29° 15' East 215 feet to an iron pin and South 35° 50' East 313 feet to an iron pin in the Northwesterly margin of said drive; thence with the Northwesterly margin of said drive; thence with the Northwesterly margin of said Drive South 56° West 300 feet to the beginning, containing 9 acres.

Being the same property conveyed by Installment Deed to Robert Anderson Rucker, Jr., and wife, Earline Rucker from Nellie R. Richards and husband, Douglas Lionel Richards, dated January 6, 1968, filed of record on January 8, 1968, in Book 4203, Page 497, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed to The Rucker Family Revocable Living Trust, from Robert A. Rucker Jr. and Mattie E. Rucker dated September 19, 2001, filed of record on the 19th day of September, 2001 in Instrument No. 20010919-0101497, said Register's Office. Title was vested to The Rucker Family Revocable Living Trust (Robert A. Rucker, Jr. and Mattie Earline Rucker, Trustees of the Robert A. Rucker, Jr. and Mattie Earline

Rucker Revocable Living Trust Agreement dated the 21st day of August, 2001). Robert Anderson Rucker, Jr. and Robert A. Rucker, Jr. are one and the same. Earline Rucker and Mattie Earline Rucker are one and the same. Mattie Earline Rucker died on January 29, 2011 leaving Robert A. Rucker, Jr. as sole Trustee. Robert A. Rucker, Jr. resigned as Trustee on June 4, 2017. Altha Annette Mayes was appointed Successor Trustee.

Tract 3

A tract of land in the 8th Civil District of Davidson County, Tennessee, being a part of the Fred W. Jackson Farm, being 1.0 acre between Davidson's 37.23 acre tract, and Rucker, Jr.'s 9.24 acre tract, described according to a survey made by Jack R. Underwood, Surveyor, October 10, 1967, as follows:

Beginning at an iron pin in stone pile, Davidson's Southwest corner, C.B. Phillips corner and in the Easterly line of R.A. Rucker, Jr., 9.24 acre tract; thence North 32 deg. 50 feet W. 1000 feet to a 24 inch downed red oak; thence S. 15 feet E. 320 feet to an iron pin three feet East of a large black oak; South 40 deg. 30 feet East 704.5 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed by Warranty Deed from Julia Roberta Jackson, a widow to Robert A. Rucker, Jr., and wife, Mattie Earlene Rucker, as recorded on the 12th day of May, 1993 in Deed Book 8945, Page 992, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quit Claim Deed from Robert A. Rucker, Jr. and Mattie Earline Rucker to Robert A. Rucker, Jr. and Mattie Earline Rucker, Trustees of the Robert A. Rucker, Jr. and Mattie Earline Rucker Revocable Living Trust Agreement dated the 21st day of August, 2001, as recorded on the 21st day of August, 2001 in Instrument No. 20010821-0090238, said Register's Office. Mattie Earline Rucker died on January 29, 2011 leaving Robert A. Rucker, Jr. as sole Trustee. Robert A. Rucker, Jr. resigned as Trustee on June 4, 2017. Altha Annette Mayes was appointed Successor Trustee.

Less and Except that 5.010 acre tract and being a portion of Tract I, Tract II, and Tract III referenced above, conveyed to James O. Dotson, III and wife, Altha Annette Dotson by Deed from Robert A. Rucker, Jr. and wife, Mattie Earline Rucker of record in Book 9512, Page 215, Register's Office for Davidson County, Tennessee; and more specifically described as follows:

A Parcel that lies wholly in the 8th Civil District of Davidson County, Tennessee, shown on property map 88, Assessor's Office and is bound in general on the North by Rucker, East by Rucker, South by Lakeview Drive, and on the West by Tidwell, being more particularly described as follows:

Beginning at an iron rod (old) in the northerly right or way of Lakeview Drive, in a drainage ditch, said rod being 25 feet from the center of said road and said rod being the southeast corner of the Greer C. Tidwell, et ux. Property (book 4547, page 744). Thence, leaving Lakeview Drive and with Tidwell's easterly property line N 28 deg. 33 min. 13 sec. W 469.00' to an iron rod (new), [formerly an 8-inch hackberry, now gone]. Thence, continuing with Tidwell's easterly property line N 21 deg. 25 min. 11 sec. W 321.99' to an iron rod (new) in the easterly property line of Tidwell, said rod being S 21 deg. 25 min. 11 sec. E 401.67' from an iron rod (old) near the head of a hollow, marking an interior corner between Tidwell and Rucker. Thence, with a new property line, severing the Robert R. Rucker, Jr., et ux. Property (Book 4203, page 497, Book 3278, page 590, Book 8945, page 992) the following 4 bearings and distance to iron rod(s) (new); N 68 deg. 34 min. 49 sec. E 255.42' S 22 deg. 26 min. 40 sec. E 342.68': S 51 deg. 17 min. 35 Sec. E 116.19'; S 29 deg. 59 min. 08 sec. E 316.64' to an iron rod (new) set in an existing fence row, said rod being in the northerly right of way line of Lakeview Drive, and being 25 feet from the center of said road. Thence, with the northerly right of way of Lakeview Drive S 62 deg. 51 min. 47 sec. W 309.88' to the point of beginning, containing 5.010 acres, according to a survey by Gregory Underwood, RLS #1299, 9086 Old Harding Road, Franklin, Tennessee 37064, plat dated Sept. 22, 1994.