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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013612**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00 James U Rust IV Affiant Subscribed and sworn to before me, this 30th day of November, 2017. Ollie Mai Parsley Notary Public My Commission Expires: 3/6/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES MAR 6, 2018

Bill Garrett Davidson County
Batch# 33395 DEEDWARR
12/05/2017 01:20:14 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20171205-0124059

WARRANTY DEED

Address New Owner: James U. Rust, IV and Kathryn Rust Fitzke 3411 Hobson Pike Hermitage TN 37076-4032	Send Tax Bills To: New Owner	Tax Parcel ID No. 12400007300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne P Koontz** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James U. Rust, IV and Kathryn Rust Fitzke, joint tenants**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee (hereinafter referred to as the "Property"), to wit:

Described according to, and being identified as Tract 1 on, an unrecorded survey by J. M. Widner, Registered Land Surveyor (Number 792, and whose address is 111 Young Drive, Smyrna, Tennessee 37167), dated June 5, 1987 (Job No. 870605), as follows:

Beginning at an iron pin set on the Northerly margin of Hobson Pike, said point of beginning being 1159.09' West of the intersection of the original Easterly line of the Belinda City, Inc., property of which this is a part, and the Northerly margin of Hobson Pike; thence with the Northerly margin of Hobson Pike S 86° 18' 20" W 186.62' to a concrete highway monument; thence continuing with the Northerly margin of Hobson Pike S 86° 12' 40" W 240.62' to a steel pin; thence leaving the margin of Hobson Pike N 03° 47' 20" W 511.09' to a steel pin in a fence line; thence with the fence and the line of the T.H. Baggarly land S 83° 18' 40" E 530.59' to a steel pin; thence leaving Baggarly's line and fence S 09° 02' 30" W 425.52' to the point of beginning.

Being the same property conveyed to Suzanne P. Koontz, unmarried by Warranty Deed from Sandra K. Gregory and husband, Donald W. Gregory, recorded on the 4th day of March, 2014 in Instrument No. 20140304-0018040, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Easement recorded in Book 5785, Page 691.

Metro Letter regarding sewage soil absorption system recorded in Book 8345, Page 293.

This is improved property located at 3411 Hobson Pike Hermitage TN 37076-4032

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2017.

Suzanne P. Koontz
Suzanne P Koontz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne P Koontz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2017.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

