257,000.00

WARRANTY DEED

Bill Garrett Davidson County
Batch# 45831 DEEDWARR
01/09/2018 09:59:47 AM 2 pgs
Fees: $13.00 Taxes: $928.70

20180109-0002737

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/06/20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9242 FINNEY JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robert G. Finney, Amanda Davis, and James R. Finney	new owners	02100004700
4922 RAWLINGS ROAD		
Joelton, TN 37080		

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,

JENNIFER P. FUSILIER, AND CRYSTAL R. FUSILIER, A MARRIED COUPLE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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

ROBERT G. FINNEY, AND AMANDA DAVIS, HUSBAND AND WIFE

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of Tract No. 4 as shown on survey of Division of George E. Anderson's Farm, not of record, described according to survey made by Hickerson and Hickerson, Engineers, February 6, 1961, as follows: Beginning in the center of Bernard Road at a point 311 feet N 37 deg. W of the Southwesterly corner of the property conveyed to W. T. Jonns, by deed of record in Book 2539, Page 275, Register's Office for said county, and running thence with the center of said Road, N 37 deg. W 100 feet to a point, thence N 3 deg. 30 min. W 430 feet to an iron pin; thence S 37 deg. E 100 feet to an iron pin; thence S 8 deg. 30 min W 430 feet to the beginning, containing .93 acre, more or less, exclusive of the area contained in said roadway.

Being the same property conveyed by Warranty Deed from Jennifer P. Fusilier, a single woman and Crystal R. Warner, a single woman, as tenants in common with right of survivorship to Jennifer P. Fusilier and Crystal R. Fusilier, a married couple, as tenants in common with right of survivorship, as recorded on the 4th day of October, 2016 in Instrument No. 20161004-0104650; Quitclaim Deed from Jennifer P. Fusilier, a single woman to Jennifer P. Fusilier, a single woman and Crystal R. Warner, a single woman, as tenants in common with right of survivorship, as recorded on the 2nd day of October, 2014 in Instrument No. 20141002-0091016 and Warranty Deed from Jeffrey Douglas Adkins and wife, Brittney Adkins to Jennifer P. Fusilier, a single woman, as recorded on the 2nd day of October, 2014 in Instrument No. 20141002-0091014, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. 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).

d. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

This is improved property known as 4922 RAWLINGS ROAD, Joelton, TN 37080

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 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 our hand on the 29th day of September, 2017.

Jennifer P. Fusilier

Crystal R. Fusilier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JENNIFER P. FUSILIER AND CRYSTAL R. FUSILIER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of September, 2017.

Notary Public

My Commission Expires: 3/15/2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

File #: 17-9242 FINNEY JV LG

RECORD & RETURN TO:

JIM R. VANDERPOOL, PC

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BFC-17-4922