WARRANTY DEED

Return to:
Greater Nashville Title & Closing
200 Madison St.
Madison, TN 37115

STEVEN PAUL DISSER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $932,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Richard H. Rowlett	**Richard H. Rowlett**	7-211
(NAME)	(NAME)	
1973 Tinnin Road	**2003 Crencor Drive**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180963

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, David Ridings and wife, Lynda Ridings**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Richard H. Rowlett**, 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. :

Certain real property situated in the 2nd Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a large metal post in the North margin of Tinnin Rd same being the Southeast corner of this tract and the Southwest corner of Wilma Francis Hendricks; thence with said margin North 86 deg 14 min 25 sec W 30.02 feet to an iron rod in the margin; thence leaving Rd with line of tract 3 of Tinnin Rd Estates North 05 deg 22 min 18 sec E 700.93 feet to an iron rod; thence S 83 deg 06 min 22 sec E 165.00 feet to an iron rod; thence N 03 deg 14min 59 sec E 819.54 feet to an iron rod; thence with line of tract 11 of Tinnin Rd Estates S 84 deg 37 min 42 sec E 234.45 feet to an iron rod; thence with the line of tract 10 Tinnin Rd Estates S 05 deg 22 min 18 sec W 324.55 feet to an iron rod; thence with the line of tract 7 of Tinnin Rd Estates S 05 deg 22 min 18 sec W 551.88 feet to an iron rod; thence with line of Fred B. Carnahan Jr., N 82 deg 15 min 32 sec W 136.12 feet to an iron rod at a 28 in hackberry Tree; thence with line of Wilma Francis Hendricks N 83 deg 06 min 22 sec W 203.12 feet to an iron rod at a post; thence S 05 deg 22 min 18 sec W 649.10 feet to the **POINT OF BEGINNING**, containing 5.01 acres more or less, also known as Tinnin Rd Estates Tract 4, by Survey by Carroll Dean Carman Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Rd Hartsville, Tennessee 37074, dated June 6th, 2001.

Being the same property conveyed to David Ridings and wife, Lynda Ridings by Warranty Deed from Elite Properties, LLC, a Tennessee Limited Liability Company, dated August 5, 2013 and filed of record in Instrument No. 20130807-0082631, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Instrument No. 20010731-0081104, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1973 Tinnin Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Bill Garrett Davidson County
Batch# 89115 **DEEDWARR**
05/07/2018 10:10:40 AM 2 pgs
Fees: $13.00 Taxes: $3,450.25

20180507-0043292

Witness my hand this 3rd day of May, 2018

David Ridings

Lynda Ridings

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Ridings and Lynda Ridings, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of May, 2018.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY