Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RE-18-929

Bill Garrett Davidson County
Batch# 119327 DEEDWARR
07/23/2018 02:37:38 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20180723-0071624

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$450,000.00~~ $430,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2018.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan Dunnewold **Megan Dunnewold**	new owners	**07600003300**
979 Old Lebanon Dirt Road		
Hermitage, TN 37076		

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,

Joyce Neva Malone, unmarried

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

Ryan Matthew Dunnewold and Megan Hager Dunnewold, 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:

Land in Davidson County, Tennessee,

Beginning at an iron pin found at the southwest corner of the described property, said pin located on the North margin of Old Lebanon Dirt Road, 25' from its centerline and being the Point of Beginning. Thence N 23°00'22" W, a distance of 389.64 feet to an iron pin set; thence N 57°06'50" W, a distance of 619.70 feet to an iron pin set; thence N 28°33'46" E, a distance of 54.52 feet to an iron pin found; thence N 28°33'46" E, a distance of 494.55 feet to an iron pin found on the South bank of stoners creek; thence N 28°33'46" E, a distance of 46.62 feet to the center of stoners creek; thence with said creek S 52°28'48" E, a distance of 262.52 feet; thence N 89°21'39" E, a distance of 72.42 feet; thence N 64°17'24" E, a distance of 149.95 feet; thence leaving said creek S 30°42'19" W, a distance of 82.79 feet to an iron pin found; thence S 30°42'19" W, a distance of 239.06 feet to an iron pin set; thence S 12° 12'09" E, a distance of 203.36 feet to an iron pin set; thence S 38°54'10" E, a distance of 111.97 feet to an iron pin set; thence S 15°32'53" E, a distance of 572.76 feet to an iron pin found on the North margin of Old Lebanon Dirt Road; thence with said North margin S 84°06'57" W, a distance of 59.48 feet; thence S 86°58'41" W, a distance of 71.29 feet to the point of beginning; said described tract containing 8.91 Acres, more or less.

Being part of the same property conveyed to Bobby Malone and wife, Joyce Malone by Quitclaim Deed from Lula Mae Stephens, dated July 26, 1986, of record in Book 7157, page 871, Register's Office for Davidson County, Tennessee. Bobby Malone also known as Robert Ray Malone has since passed on or around February 27, 2008 leaving Joyce Neva Malone also known as Neva Malone and Joyce Malone as sole surviving tenant.

Being the same property conveyed to Joyce Malone by Quitclaim Deed of record in Instrument No. 20180716-0068879, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce Malone by Quitclaim Deed of record in Instrument No. 20180716-0068880, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the riparian rights of others and to accretion and avulsion in and to the uninterrupted flow of the waters of Stoners Creek.

No coverage is afforded as to the ability to access the subject property via the gravel drive from the neighboring property to the east of the subject property, as shown on the survey by Gray Land Surveying, dated May 19, 2018.

Subject to joint driveway agreement of record in Instrument No. 20180716-0068876 for said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 979 Old Lebanon Dirt Road, Hermitage, TN 37076.

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 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.

Joyce Neva Malone by Timothy Dwight Malone as attorney in Fact Date: 7/17/18

Joyce Neva Malone by Timothy Dwight Malone as attorney in fact

_____ Date: _____

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Timothy Dwight Malone, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Joyce Neva Malone, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Instrument No. 20171201-0122670, in said Register's Office.

Witness my hand, at office, this 17th day of July, 2018.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020