Name and Address of New Owner:
James U. Rust, IV and James Dale Scott
3410 Hobson Pike
Hermitage, TN 37076

Send Tax Bills To:
James U. Rust, IV and James Dale Scott
3410 Hobson Pike
Hermitage, TN 37076

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 018-16-0-202.00

Karen Y Johnson Davidson County
Batch# 182056 DEEDWARR
01/09/2019 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190109-0002329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary McWhirter**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James U. Rust IV, a thirty percent (30%) undivided interest and James Dale Scott, a seventy percent (70%) undivided interest, as Tenants in Common** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Tinnon Place Subdivision of record in Plat Book 5800, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and more particularly described according to a survey by Donald R. Carver, Tennessee No. 271, dated June 20, 1982, as follows:

Said Lot No. 2 fronts 121.65 feet on the northerly side of New Brick Church Pike and runs back between lines 113.65 feet on the easterly line and 115.12 feet on the westerly line to a dead line in the rear upon which it measures 122.13 feet, thereon.

Being the same property conveyed to Carl McWhirter and wife, Mary McWhirter by Substitute Trustee's deed from David M. Smythe, Substitute Trustee of record in Instrument No. 20140804-0069519 Register's Office for Davidson County, Tennessee, dated August 4, 2014 and recorded on August 4, 2014.

Being the same property conveyed to Mary McWhirter by Quitclaim **deed from Carl** McWhirter of record in Instrument No. 20140919-0086321 Register's **Office for** Davidson County, Tennessee, dated September 17, 2014 and recorded **on September 19,** 2014.

Being improved property also known as 107 New Brick Church Pike Goodlettsville, Tennessee 37072.

This is NOT the principal residence of the Grantor named herein

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, **BUILDING** SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF TINNON

PLACE SUBDIVISION OF RECORD IN PLAT BOOK 5800, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of January, 2019.

Mary McWhirter (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2019, before me personally appeared Mary McWhirter, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of January, 2019.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of January, 2019.

Notary Public
My commission expires: 11/8/22
File No. 2018-83

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

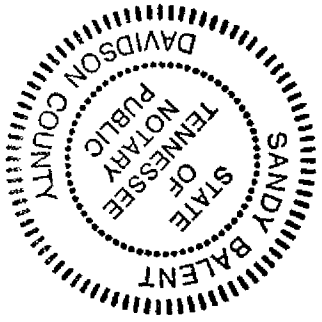
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).