# WARRANTY DEED

Karen Johnson Davidson County
Batch# 222120 **DEEDWARR**
04/26/2019 08:21:39 AM 2 pgs
Fees: $13.00 Taxes: $754.80

20190426-0038317

R-BR-19-125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Josh Bernard Rank and Whitney Kay Hoag** | **NEW OWNER** | |
| (NAME) | (NAME) | **044 05 0 01100** |
| **125 Scenic View Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **5 DOGS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSH BERNARD RANK AND WHITNEY KAY HOAG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, State Tennessee, described as follows, to wit:

Being part of lot: #70 on the unrecorded map of scenic view, being lot "G" on the map of a Resubdivision of lots: #67-74; both inclusive of said plan as described according to a survey made by Campbell Surveying Company, Dated March 29, 1985, as follows:

Beginning at a point in the Northeasterly margin of scenic view road 16.9 feet Northwest from the corner of lots: #70 and #71, being 216.9 feet Northwest from the margin of a 20-foot strip dedicated for a walkway; Thence with the margin of scenic view road, Northwesterly 72.3 feet to a point; Thence Northeasterly 170.82 feet to a point; thence Southeasterly 72.3 feet to a point; which 16.9 feet Northwest from the common corner of lot: #70 and #71; Thence Southwesterly 170.24 feet to the point of beginning.

Being the same property conveyed to 5 Dogs Properties, LLC, a Tennessee limited liability company by warranty deed from Stephen L. Gezley and Vivian Gezley, husband and wife of record in Instrument No. 20180907-0088994 Register's Office for Davidson County, Tennessee, dated September 4, 2018 and recorded on September 7, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Restrictions of record in Book 2881, Page 477, in the Register's Office for Davidson County, Tennessee.
- 30 foot set-back line from Havron Ave and a 10 foot PUE along rear line as set forth of record in Book 2907, Page 578, in the Register's Office for Davidson County, Tennessee.
- ROW of Scenic View Road, fka Havron Avenue.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **125 Scenic View Road, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF APRIL, 2019.

5 Dogs Properties, LLC

BY: _____
Mark Rothschild
Member

BY: _____
Jason Seaman
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ROTHSCHILD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 5 DOGS PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of April, 2019.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON SEAMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 5 DOGS PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of April, 2019.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212