Karen Johnson Davidson County
Batch# 302915 DEEDWARR
10/21/2019 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20191021-0107226

WARRANTY DEED

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of October, 2019

Notary Public

My Commission expires: 8/11/22

(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Neil Rupp and Faith Rupp	SAME	017-00-0-259.00
6505 C.R. 20		
Archbold, OH 43502	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tammy Cobb**, a single person, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Neil Rupp and Faith Rupp, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey prepared by Jack N. Underwood, Surveyor, date 10/10/78, and amended as follows: BEGINNING at a point in the southerly margin of Union Hill Road, said point being the northwesterly corner of the Fred Harris property; thence with the line between Fred Harris property and subject property, southerly 9 deg. 50' E 679 feet to an iron pin; thence S 89 deg. 19' W 130 feet to an iron pin; thence; N 11 deg. 16' W 590 feet to a point in the southerly margin of Union Hill Road; thence with said Road, N 65 deg. 45' E 135 feet to the point of beginning.

Being the same property conveyed to Tammy Cobb, a single person, as Devisee of the Last Will and Testament of S. Ray Atkins, Case No. 18P-538, Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Dividsion) and by deed from Royal Alan Atkins, Jr., Executor of the Estate of S. Ray Atkins, deceased, on December 11, 2018, of record in Book 20190118-0005442, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **1853 Union Hill Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this October 11, 2019.

Tammy Cobb

Tammy Cobb

STATE OF Indiana
COUNTY OF Floyd

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tammy Cobb** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 11, 2019

My commission expires 08/15/2020

Sonia C Kelly

Notary Public

SONIA C KELLY
Notary Public- Seal
State of Indiana
My Commission Expires Aug 15, 2020

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/14/2020

