Bot 29

21903

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 304843 DEEDWARR
10/23/2019 11:40:27 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20191023-0108709

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Thomas F.X. Foley
329 Harbor Drive
Old Hickory, TN 37138

Send Tax Bills to:
New Owners

Map/Parcel: 01806020200

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 acknowledged, I/we, **James U. Rust, IV and James Dale Scott, tenants in common**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Thomas F.X. Foley and Jean Burke Foley, husband and wife,** hereinafter called the Grantee(s), their successors 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, 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 James U. Rust, IV, a thirty (30%) undivided interest and James Dale Scott, a seventy percent (70%) undivided interest, as Tenants in Common, by Warranty Deed from Mary McWhirter, dated January 8, 2019, and filed at Instrument No. 20190109-0002329, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; All matters shown on the plan of record in Book 5800, page 79; and any and all easements, restrictions and zoning regulations which may be applicable.

This is not the principal residence of the Grantors herein named.

This is improved property known as: 107 New Brick Church Pike, Goodlettsville, TN 37072

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 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 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 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

James U. Rust, IV

James Dale Scott

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James U. Rust, IV and James Dale Scott,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of October, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

My Commission Expires:
3/8/22

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 400,000.00

Affiant

Subscribed and sworn to before me this 21st day of October, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022