WARRANTY DEED

Karen Johnson Davidson County
Batch# 345207 DEEDWARR
01/17/2020 02:30:49 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20200117-0006508

W-YA-19-1407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/16/20

(AFFIX SEAL)

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)
Yusif Arizy	new owner	
(NAME)	(NAME)	**163-00-0-035.00**
1407 Rural Hills Rd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **PERCY E. GREGORY AND THOMAS E. SIMMONS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YUSIF ARIZY,** 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:

LAND in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee. Being part of a tract of land conveyed to James Sirles by Cassius Fanning by Deed of Record in Book 84, page 384, Register's Office for said County, and described as follows:

BEGINNING at an elm (stump) and cedar, the northeast corner of the original tract of land; thence southwardly; with the eastern boundary line of said tract, South 54 1/2 degrees West 660 feet to a point; the southeast corner of said tract; thence westwardly with the southern boundary line of said tract 388/1 feet to the center of the road known as Antioch and Mount View Road the southeast corner of a tract of land conveyed to Chas. K. Austin by Deed from James Sirls, and wife, of record in book 358, page 484 said Register's Office; thence with the center of said road North 73 degrees West 282.645 feet North 71 degrees West 172 feet to a point; thence North 4 1/2 degrees East 525 feet to a stake in the northern boundary line of said original tract; thence eastwardly and with the northern boundary line of said tract 838 feet to the point of beginning, containing 12 acres more or less, according to survey by John Wilkes, Civil Engineer, made September 28th, 1937.

INCLUDED in the above description, but specifically excluded for the conveyance, is a certain tract, beginning at a point at the right of way line on the West side of Rural Hill Road; thence South 80 deg 15" West 388'.1 to a point in the center of the old Mt. View Road; thence North 73 deg West 282'.6 to another point in the center of the said old Mt. View Road; thence North 71 deg West with the center of the said old Mt. View Road 172' to a point; thence North 4 deg 30" East 300' to an iron stake; thence South 86 deg 45" East 825' to an iron stake at the West right of way line of Rural Hill Road; thence South 4 deg 30" West 330' to the point of beginning, containing 6.70 acres more or less;

AND further excluding a certain tract, beginning at a point in the easterly margin of Rural Hill Road, a common corner of the property herein conveyed and the property conveyed to Wendell V. Cooper and wife, by deed from Thomas Smithson and wife, of record in Book 4059, Page 544, Register's Office for Davidson County, Tennessee; thence North 86 deg 45' West 825 feet to a point; thence North 4 1/2 deg East with Coopers line extended, 158.4 feet to a point; thence South 86 deg 45' East 825 feet to a point in the easterly margin of Rural Hill Road; thence with the easterly margin of Rural Hill Road, South 54 1/2 158.4 feet to the point of beginning, containing 3 acres, more or less.
SAID remaining property containing 2.3 acres, more or less.

Being the same property conveyed to Delores Olivia Lytle Gregory by Quitclaim deed from Mozelle Briley Peoples, sole surviving heir at law of Andrew Briley and Bettie L. Briley of record in Book 5407, page 746, Register's Office for Davidson County, Tennessee, dated March 19, 1979 and recorded on March 20, 1979.

Delores Olivia Lytle Gregory having since died intestate on June 6, 2015. The said property vesting by

Intestate Sucession in Thomas E. Simmons and Percy Gregory, as evidenced by Affidavit's of Heirship of Record in Instrument Numbers 20200117-0000500, 20200117-0000507 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Easement Agreement of record in Instrument Number 20140718-0063879, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1407 Rural Hills Rd, Antioch, Tennessee 37013**.

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 15 of January, 2020.

Percy Gregory

Percy E. Gregory

Thomas Simmons

Thomas E. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERCY E. GREGORY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. SIMMONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

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