Bof 29

Karen Johnson Davidson County
Batch# 371539 DEEDWARR
03/12/2020 03:26:15 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20200312-0027971

22091
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

# WARRANTY DEED

**Address New Owner(s):**
James U. Rust, IV
3410 Hobson Pike
Hermitage, TN 37076

**Send Tax Bills to:**
New Owners

Map/Parcel: 12400007500

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, **Larry Matheney, Jr., an unmarried man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **James U. Rust, IV, an unmarried man**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**BEING the same property conveyed to Larry Matheney, Jr. By deed from U.S. Bank National Association, as Trustee, dated February 5, 2013, and filed at Instrument No. 20130627-0066367, Register's Office for Davidson County, Tennessee. And further conveyed to Larry Matheney, Jr. by Quitclaim Deed from Melody Nichole Cummings, dated April 30, 2016, and filed at Instrument No. 20160502-0042581, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to: 2020 taxes, prorated and assumed and any and all easements, restrictions and zoning regulations which may be applicable.**

This is improved property known as: 3434 Hobson Pike, Hermitage, TN 37076

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.

Larry Matheney, Jr.

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Witness my hand and official seal at office, this 6th day of March, 2020.

Notary Public

My Commission Expires:

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

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 475,000.00

Affiant

Subscribed and sworn to before me this 6th day of March, 2020.

Notary Public

My Commission Expires:

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

**EXHIBIT "A"** **GF#: 22091**

**Legal Description**

Described property located in the 4th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 15, 1981 and revised October 10, 1983 and known as Job No. 83-340, as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the northeast corner of this tract and also being 639.68 feet west of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property of which is a part; thence leaving the margin of said Pike, South 06 deg. 00 min. 00 sec. West 1630.72 feet to an iron pin in the line of the U.S. Government Land; thence with the Government line and a fence the following 2 calls: North 86 deg. 51 min. 24 sec. West 173.85 feet to a Government monument; thence North 49 deg. 34 min. 04 sec. West 248.53 feet to an iron pin; thence leaving the Government line and fence, North 07 deg. 02 min. 59 sec. East 1438.20 feet to an iron pin on the southerly margin of the aforesaid Hobson Pike; thence with the southerly margin of said Pike, North 86 deg. 11 min. 30 sec. East 357.50 feet to a point of beginning.