WARRANTY DEED

Karen Johnson Davidson County
Batch# 435597 **DEEDWARR**
07/10/2020 03:08:45 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20200710-0075755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MFR-20-107-0

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)
Rubur Holdings, LLC	**New Owner**	
(NAME)	(NAME)	
2613 Belmont Blvd.		**053-16-0-144.00 AND 053-16-0-147.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **TAMMY CHERRY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUBUR HOLDINGS, LLC,** 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 Davidson County, Tennessee, being a part of Tract 5 on the unrecorded map of Life & Casualty Insurance Company Subdivision, now of record as Map 53-16 Parcel 85, in the Register's Office of Davidson County, Tennessee.

Tract 1: Beginning at the point where the Easterly border of Rifle Range Road meets with parcel 84 and parcel 85 of Map 53-16, Register's Office of Davidson County, Tennessee; and proceeding Northwest along that line 61' and 6" to the beginning point of this parcel. Then from that point of beginning, 45 degrees East 100' to a point on the back line of the property formed by the border of Lot 90 of Map 53 page 16 of the property formed by the border of Lot 90 of Map 53 page 16 Register's Office of Davidson County. Then 45 degrees Northeast, 38 minutes 6 seconds to a point formed by the intersection of Lot 90 and Lot 85 and 86 of Map 52-16. Then 45 degrees West, Southeasterly 38 minutes 6 seconds to the point of beginning of this parcel. Being approximately .85 acres.

Tract II: Beginning at a point, said point the Southeasterly corner of the property heretofore conveyed by W.R. Fowler and wife, Willie L. Fowler to John D. Carter and wife, Jonnie L. Carter, as of record in Book 6083, Page 429, in the Register's Office for Davidson County, Tennessee, and thence with Carter's Easterly line Northerly 38 1/2 feet to a point in the Northerly line of Fowler's property; thence, with said line Easterly 75 feet to Fowler's Northeast corner; thence, Southerly with Fowler's Easterly line 50 feet to a point; thence, Northwesterly 75 1/2 feet, more or less to the point of beginning.

Being the same property conveyed to Tammy Cherry, married by Warranty Deed from Scott Johnson, unmarried, of record in Instrument No. 20140620-0054098, Register's Office for Davidson County, Tennessee, dated June 11, 2014 and recorded on June 20, 2014. Said property is not the primary or marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2020.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 A Rifle Range Road and 0 Rifle Range 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 6th DAY OF JULY, 2020.

Tammy Cherry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY CHERRY, 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 6th of July, 2020.

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