RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 436806 DEEDWARR
07/14/2020 08:26:09 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20200714-0076585

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $245,000.00.

Affiant

Sworn to and subscribed before me this 9th day of July, 2020.

Notary Public

My Commission Expires: 11-26-22

(SEAL) VICKY MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Al Thomas 7708 Scenic River Ln. Nashville, TN 37221	New Owner(s)	128-10-0-033.00

This Indenture is made on the 9th day of July, 2020, by and between **JOSEPH L. RUTHERFORD** ("Grantor"), and **AL THOMAS, MARRIED** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Stacy Square, Section Two of record in Plat Book 4175, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northwesterly margin of Stallion Drive, common front corner of Lots Nos. 79 and 80; thence with the line between said lots Northwestwardly 130.0 feet to a monument; thence North 71 degree. 40' East 102.55 feet to a monument in the Southwesterly margin of Hicks Road; thence with the margin of same Southeastwardly 100.0 feet to a monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve Southwestwardly 39.27 feet to a monument in the Northwesterly margin of Stallion Drive; thence withthe margin of same southwestwardly 71.10 feet to the point of the beginning.

Being the same property conveyed to Jessie Clayton Rutherford by Warranty deed from Wendell V. Stephens and wife, Mary F. Stephens of record in Book 7719, page 381, Register's Office for Davidson County, Tennessee, dated December 02, 1988 and recorded on December 05, 1988.

The said Jessie C. Rutherford having since died on October 14, 1994, and her husband Jessie Rutherford having predeceased her, the property was conveyed by Intestate Succession to her sole heirs at law, her sons Joseph L. Rutherford and Douglas Rutherford.

Beign the same proeprty conveyed to Joseph L. Rutherford by Quitclaim Deed from Douglas Rutherford, of record in Instrument No. 20030407-0045579 Register's Office for Davidson County, Tennessee, dated April 07, 2003 and recorded on April 07, 2003.

This instrument is being executed on behalf of Joseph L. Rutherford by Douglas W. Rutherford, his lawful Attorney in Fact, pursuant to that certain Durable Power of Attorney, of record in Instrument No. 2006018-0102121, Register's Office for Davidson County, Tennessee.

This is improved property known as 617 Hicks Road, Nashville, TN 37221.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent eyars, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4175, Page 30, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4265, Page 777 and amended in Book 4379, Page 833, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 9th day of July, 2020.

GRANTOR:

Joseph L. Rutherford

By: Douglas W. Rutherford II D.I.F.

Joseph L. Rutherford, by Douglas W. Rutherford, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JOSEPH L. RUTHERFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2020.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, DOUGLAS W. RUTHERFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact of JOSEPH L. RUTHERFORD and as such Attorney in Fact, executed the within instrument on behalf of the said JOSEPH L. RUTHERFORD for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2020.

Notary Public

My Commission Expires: 02/26/2024

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY