# WARRANTY DEED

Karen Johnson Davidson County
Batch# 449587 DEEDWARR
08/04/2020 01:40:58 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20200804-0086232

O-PSP-20-0

STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Dustin M. Hillis and Kyah A. Hillis** | **Dustin M. Hillis and Kyah A. Hillis** | |
| (NAME) | (NAME) | |
| **2616 Tiffany Dr** | **2616 Tiffany Drive** | **057-00-0-037.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Nashville, TN 37206** | |
| (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, **LUCIANO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUSTIN M. HILLIS AND KYAH A. HILLIS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~**CHEATHAM**~~ COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: DAVIDSON

The following paragraph describes a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to James L. Peach, Sr., et ux, by Vincent Peach, in a deed of record which is recorded in Instrument Number 20090729-0070915, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), in the center of Toney Carroll Road, (an Existing 20 feet Ingress and Egress Easement and Private Road), a common corner of a tract of land which belongs to David L. Smith, having a deed reference in Deed Book 8201, Page 62, RODCT, and a tract of land which belongs to Devinder Singh Sandhu, having a deed reference in Deed Book 10889, Page 939, RODCT, and a tract of land which belongs to Gwen Renee Huffman, having a deed reference in Instrument Number 20091005-0092052, RODCT, (said beginning point lying 3634.79 feet east of the intersection of Toney Carroll Road and Old Hickory Boulevard, which said intersection lies 713.78 feet north of the intersection of Old Hickory Boulevard and Bull Run Road), said beginning point being the Southwest corner of this tract, and continuing, as follows:
North 03 degrees 52 minutes 50 seconds West, passing a witness pin (old), at 10.20 feet, and continuing on in all, 1405.92 feet to an iron pin (old), the Northeast corner of said tract of land which belongs to Devinder Singh Sandhu, in the Southerly boundary of a tract of land which belongs to H.B. Reasonover, having a deed reference in Deed Book 4882, Page 240, RORDCT; thence with the boundary of said tract of land which belongs to H.B. Reasonover and generally with a fence, as follows: South 85 degrees 24 minutes17 seconds East, 86.13 feet to a fence post (old);
thence, South 88 degrees 43 minutes 54 seconds East, 192.30 feet to an iron pin (new);
thence, North 85 degrees 6 minutes14 seconds East, 90.01 feet to an iron pin (new);
thence, North 67 degrees 28 minutes 45 seconds East, 102.30 feet to an iron pin (new);
thence, North 60 degrees 03 minutes 23 seconds East, 86.22 feet to an iron pin (new), in a stump; thence, North 30 degrees 05 minutes 47 seconds East, 214.50 feet to an iron pin (new);
thence, North 56 degrees 30 minutes 19 seconds East, 457.44 feet to a 24 seconds ash tree, a common corner of said tract of land which belongs to H.B. Reasonover, and a tract of land which belongs to Charlotte Rose Walker, having a deed reference in Instrument Number 20000310-0025121, RODCT;
thence, South 03 degrees 52 minutes 50 seconds East, 380.09 feet to an iron pin (new), a corner of said tract of land which belongs to Charlotte Rose Walker, in the Northerly boundary of a tract of land which belongs to Lisa Gail Waffird, having a deed reference in Instrument Number 20030827-0124202, RODCT;
thence, South 83 degrees 28 minutes 57 seconds West, 418.71 feet to an iron pin (new), a corner of said tract of land which belongs to Lisa Gail Waffird;
thence, South 06 degrees 55 minutes 07 seconds East, passing a common corner of said tract of land which belongs to Lisa Gail Waffird, and a second tract of land which belongs to Lisa Gail Waffird, having a deed reference in Instrument Number 20030827-0124202, RODCT, and continuing on in all, 873.63 feet to an iron pin (old), a common corner of said second mentioned tract of land which belongs to Lisa Gail. Waffird, and said first mentioned tract of land which belongs to Lisa Gail Waffird;
thence, South 04 degrees 05 minutes 47 seconds East, 92.86 feet to a fence post (old), a common corner of said first mentioned tract of land which belongs to Lisa Gail Waffird, and said tract of land which belongs to

Gwenn Renee Huffman, on the Southerly side of Toney Carroll Road; thence with the boundary of said tract of land which belongs to Gwen Renee Huffman, and generally with the center of Toney Carroll Road, as follows:
South 55 degrees13 minutes 33 seconds West, 86.73 feet;
thence, South 60 degrees 04 minutes 52 seconds West, 82.32 feet;
thence, South 50 degrees 39 minutes 34 seconds West, 102.56 feet;
thence, South 42 degrees 59 minutes 38 seconds West, 44.50 feet;
thence, South14 degrees 49 minutes 04 seconds West, 36.31 feet;
thence, South10 degrees 37 minutes 12 seconds West, 45.84 feet;
thence, South 32 degrees 38 minutes10 seconds West, 61.74 feet;
thence, South 43 degrees 40 minutes 48 seconds West,121.17 feet;
thence, South 59 degrees 23 minutes 07 seconds West, 188.97 feet;
thence, South 74 degrees 40 minutes 32 seconds West, 106.73 feet, to the point of beginning, containing 21.07 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated January 2, 2014.

The above described tract of land may be found on Tax Map 57, Parcel 37, in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Luciano, LLC by Warranty deed from James L. Peach, Sr. and wife, Venetia K. Peach of record in Instrument No. 20151013-0104257 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on October 13, 2015.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Toney Carroll Road, Ashland City, Tennessee 37015**.

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 15th DAY OF JULY, 2020.

Luciano, LLC

BY: Brian Mitchell
Brian Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of Luciano, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of July, 2020.

Stacey Denson Palmer
Notary Public

My Commission Expires: 1/3/23

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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