Karen Johnson Davidson County
Batch# 465766 DEEDWARR
08/28/2020 09:24:49 AM 3 pgs
Fees: $18.00 Taxes: $1,227.11

20200828-0097715

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

J-SB-AR-20-4270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(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)
Bryant Loy-Hayes Hamby	Bryant Loy-Hayes Hamby	
(NAME)	(NAME)	
4270 Quail Ridge Drive	20 Rutledge St., Unit 209	**032-00-0-011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37210	
(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, **THE DEVELOPERS, A JOINT VENTURE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYANT LOY-HAYES HAMBY, A SINGLE PERSON,** 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:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF LOT 50, SUBDIVISION OF QUAIL RIDGE, PHASE THREE, SECTION SEVEN (INSTRUMENT # 20070418-0046363 R.O.D.C., TN) IN THE SOUTHERLY LINE OF THE DEVELOPERS (BOOK 6628, PAGE 853 R.O.D.C., TN) ; THENCE WITH THE NORTHERLY LINE OF SAID QUAIL RIDGE, PHASE THREE, SECTION SEVEN AS SHOWN ON SAID PLAT: S 82°19'09" W 335.32 FEET TO A POINT; THENCE S 66°54'58" W 252.11 FEET TO A POINT; THENCE S 46°27'07" E 100.02 FEET TO A POINT; THENCE S 43°33'12" W 195.70 FEET TO A POINT; THENCE S 51°04'22" W 616.93 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 189, QUAIL RIDGE, SECTION FOUR (BOOK 7900, PAGE 161 R.O.D.C., TN; THENCE WITH THE NORTHERLY LINE OF SAID QUAIL RIDGE, SECTION FOUR S 54°53'00" W 465.71 FEET TO A POINT IN THE REAR LINE OF LOT 185, OF SAID QUAIL RIDGE, SECTION FOUR; THENCE WITH THE WESTERLY LINE OF SAID QUAIL RIDGE, SECTION FOUR S 15°23'04" W 250.93 FEET TO A POINT ON THE NORTHERLY MARGIN OF QUAIL RIDGE DRIVE (60' WIDE R.O.W.); THENCE CROSSING SAID QUAIL RIDGE DRIVE S 12°15'04" W 60.09 FEET TO A POINT ON THE SOUTHERLY MARGIN OF SAID QUAIL RIDGE DRIVE AT THE NORTHWEST CORNER OF LOT 182 OF SAID QUAIL RIDGE, SECTION FOUR; THENCE CONTINUING WITH THE WESTERLY LINE OF SAID QUAIL RIDGE, SECTION FOUR S 15°13'18" W 231.20 FEET TO A POINT; THENCE S 36°47'16" E 570.05 FEET TO A POINT; THENCE S 21°41'31" E 425.24 FEET TO A POINT ; THENCE S 39°02'00" E 162.41 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 117, SECTION 6, TIMBERTRAIL (BOOK 6900, PAGE 263 R.O.D.C., TN); THENCE WITH THE NORTHERLY LINE OF SAID TIMBERTRAIL, SECTION 6, BEARINGS ROTATED AND TRANSLATED TO SAID QUAIL RIDGE, SECTION FOUR N 84°03'30" W 258.37 FEET TO A POINT AT THE MOST NORTHERLY NORTHWEST CORNER OF LOT 115 OF SAID SECTION 6, TIMBERTRAIL AT THE NORTHEAST CORNER OF THE WILLIAM PRENTICE COOPER, III LAND (INSTRUMENT # 20120628-0056938 R.O.D.C., TN) WHICH IS DESCRIBED ACCORDING TO A PROPERTY LINE SURVEY DATED 11-8-2002 PREPARED BY BARGE WAGGONER SUMNER AND CANNON, INC. ; THENCE WITH SAID COOPERS NORTHERLY LINE N 83°36'29" W 449.60 FEET TO A POINT; THENCE N 12°18'16" W 457.20 FEET TO A POINT; THENCE N 82°50'58" W 441.53 FEET TO A POINT AT THE NORTHEAST CORNER OF THE WILLIAM PRENTICE COOPER, III LAND (INSTRUMENT # 20111229-0101613 R.O.D.C., TN) SHOWN AS WHICH IS DESCRIBED AS TRACT 2 ACCORDING TO A PROPERTY LINE SURVEY DATED 11-8-2002 PREPARED BY BARGE WAGGONER SUMNER AND CANNON, INC; THENCE WITH SAID COOPERN 27°51'40" W 331.96 FEET TO A POINT; THENCE N 61°55'45" W 588.11 FEET TO A POINT AT SAID COOPERS MOST NORTHERLY CORNER IN THE SOUTHERLY LINE OF THE JIMMY AND BARBARA VAUGHN PROPERTY (INSTRUMENT # 20051109-0135613 R.O.D.C., TN) DESCRIBED ACCORDING TO A SURVEY DATED 10-05-2004 BY R.L. MONTOYA-LAND SURVEYING; THENCE WITH SAID VAUGHN, WITH BEARINGS AND DISTANCES ROTATED AND TRANSLATED TO SAID COOPER PROPERTY, N 18°28'55" E 119.21 FEET TO A POINT; THENCE N 18°10'15" E 208.91 FEET TO A POINT; THENCE N 46°45'02" E 531.99 FEET TO A POINT; THENCE N 71°50'36" E 1902.01 FEET TO A POINT AT SAID VAUGHNS SOUTHEAST CORNER AT A CORNER TO THE REINHOLD HOLTKAMP LAND (BOOK 6207, PAGE 351 R.O.D.C., TN); THENCE WITH SAID

HOLKAMPS SOUTHERLY LINE ON A CALCULATED PROJECTION OF SAID VAUGHNS SOUTHERLY LINE N 71°50'36" E 668.64 FEET TO A POINT AT AN INTERIOR CORNER OF SAID HOLTKAMP; THENCE WITH SAID HOLTKAMP ALONG THE CALCULATED PROJECTED EASTERLY LINE OF LOT 49 OF SAID QUAIL RIDGE, PHASE THREE, SECTION SEVEN S 03°28'46" E 114.52 FEET TO THE POINT OF BEGINNING DESCRIBED ACCORDING TO A COMPOSITE LAND DESCRIPTION DERIVED FROM RECORD SURROUNDING PROPERTY OWNERS DESCRIPTIONS BASED ON THE INSTRUMENTS AND METHODS CITED WITHIN AND CONTAINING BY ESTIMATION 53.84 ACRES MORE OR LESS.

Being a portion of the same property conveyed to R. L. Eatherly, Trustee by warranty deed from W. K. Talley, Jr. and wife, LaVerne O. Talley of record in Book 6522, page 05 Register's Office for Davidson County, Tennessee, dated March 29, 1985 and recorded on March 29, 1985.

Being a portion of the same property conveyed to The Developers, a Joint Venturer by quitclaim deed from Robert L. Eatherly, Trustee of record in Book 6628, page 853 Register's Office for Davidson County, Tennessee, dated July 30, 1985 and recorded on August 13, 1985.

This conveyance is subject to:
- Davidson County Taxes for the year 2020, and any subsequent year, a lien not yet due and payable.
- Deeds of Conveyance of record in Book 7416, Page 221, book 7416, Page 266, Book 8169, Page 467, and Book 8169, Page 509, 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: **4270 Quail Ridge Drive, Nashville, Tennessee 37207**.

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 26 DAY OF AUGUST, 2020.

The Developers, a Joint Venture

BY: _____
Steve Eatherly
Managing Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Eatherly, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Managing Venturer of The Developers, a Joint Venture, the within named bargainor, a Joint Venture, and that he as such Managing Venturer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of August, 2020.

_____
Notary Public

My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

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