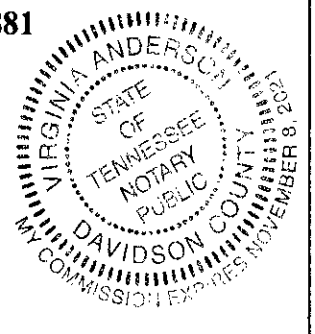
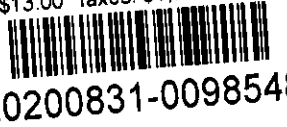
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728881



Karen Johnson Davidson County
Batch# 467127 **DEEDWARR**
08/31/2020 12:26:22 PM 2 pgs
Fees: $13.00 Taxes: $1,763.05



20200831-0098548

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $476,500.00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Britney Ruegsegger 8435 Highway 70 Nashville TN 37221	New Owner	Tax Parcel ID No. 127 00 0 030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaun Gross, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Britney Ruegsegger, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A parcel or tract of land located in the 9th Civil District of Davidson County, Tennessee on the South side of U.S. Highway #70 and being all of a 2 acre tract of record in Book 1449, Page 447, and a small portion of tract #4 of record in Book 735, Page 610 as indicated on plat R.O.D.C., Tennessee and surveyed the 12th day of March 1963 by S.H. Hutchinson as follows:

Beginning at an iron stake, the Northeast corner of the 2 acre tract in Southerly line of tract #4; thence North 0 degrees 30 minutes East 36.5 feet to a stake on the South margin of Highway South 84 degrees West passing a corner of the 2 acre tract at 198.5 feet, in all 313 feet to a stake on the South margin of Highway; thence leaving Highway going South 4 degrees East 292 feet to a stake in a field; hence North 89 degrees 30 minutes East 249 feet to an iron stake; thence North 20 degrees East 125 feet to an iron stake; thence North 0 degrees 30 minutes East 155 feet to the point of beginning; containing 2.08 acres more or less.

Together with an easement for driveway purposes (together with the right to maintain and/or repair), appurtenant to said 2.08 acres, over and across that portion of the Easterly 2/40 feet, more or less, of the property lying West of and adjacent to said 2.08 acres, which is being used for driveway purposes on February 26, 1993.

Being the same property conveyed to Shaun Gross, Unmarried, by Warranty Deed from Eugene H. Purcell and Sandra H. Purcell, Married, of record in Instrument No. 20160104-0000333, in the Register's Office of Davidson County, Tennessee, dated December 31, 2015 and recorded on January 04, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for Public Utilities, recorded in Instrument No. 20020520-0061279.

Easement for Driveway, recorded in Book 8881, Page 99; Instrument No. 20070221-0021219 and Instrument No. 20160104-0000333.

Title to that portion of the land lying below the ordinary low water mark of the Harpeth River.

Easement for the flow of the waters of the Harpeth River, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Harpeth River.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 8435 Highway 70 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2020.

Shaun Gross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaun Gross, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2020.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY