Karen Johnson Davidson County
Batch# 491692 DEEDWARR
10/07/2020 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,557.70
20201007-0116673

WARRANTY DEED

HOLLINGSHEAD KIMBERLY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 5TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1189

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Kevin Rhoten and Bethany Rhoten		097-108.00
3654 Hoggett Ford Rd.		
Hermitage, TN 37076		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher H. Lowery and wife, Danielle A. Lowery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KEVIN RHOTEN AND BETHANY RHOTEN, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract No 1:

LAND in Davidson County, Tennessee, being part of Lot No. 9 on the subdivision of lands of L.C. Hessey and Addie Scott Hessey as of record in Plat Book 2, page 179, in the Chancery Court of said County and being designated as a Tract marked "Reserved" on a survey thereof by Gary R. Cummings, Surveyor, dated February 19, 1967, and described as follows:

Beginning at a point on the dividing line between Tracts 8 and 9 on the subdivision of lands of Hessey, said point lying 637.4 feet southerly from the center line of Hoggett Ford Road (Hoggatt Ferry Road); and thence S 2 deg. W 522.6 feet with the westerly boundary line of the property conveyed by the same grantor to the same grantee by instrument of record in Book 4232, page 27, in the Register's Office for Davidson County, Tennessee, to a point; thence N 58 deg. 30' W 381.0 feet to a point, thence N 2 deg. 30' E 268.8 feet to a point; thence N 80 deg. 28' E 329.0 feet to the beginning.

Tract No. 2:

LAND in Davidson County, Tennessee, from a point in the middle of Hoggett Ford Road, said point being 2526 more or less feet from Dodson Chapel Road; thence South 1 degree 00 minutes West 637.4 feet; thence South 80 degrees 28 minutes West 329.0 feet to a point; being the most Northwesterly point of the Everett Griggs property of record in Book 4691, page 695, said point being the point of beginning for the herein conveyed property as shown on a survey of Raymond E. Binkley dated March 2, 1974; from said point; thence South 2 degrees 30 minutes 30 seconds West 268.79 feet to a point; thence South 32 degrees 58 minutes 06 seconds West 620.56 feet to a point; thence North 45 degrees 19 minutes 57 seconds West 506.91 feet to a point; thence North 10 degrees 30 minutes 01 second West 107.35 feet; thence North 1 degree 54 minutes 57 seconds East 205.99 feet; thence North 80 degrees 27 minutes 53 seconds East 732.74 feet to the point of beginning.

Included in the above description but specifically excluded therefrom is the following tract:

Land lying or being in the 4th Civil District of Davidson County, Tennessee, as described on a survey of Raymond E. Binkley dated July 29, 1979, and being more particularly described as follows:

From a point in the middle of Hoggett Ford Road, said point being 2526 feet more or less from Dodson Chapel Road; thence South 1 deg. 00 minutes west 637.4 feet to an iron pin being the point of beginning of the herein described tract of property and being the most northeasterly corner of said property thence, continuing south 1 deg. 00 minutes west for a distance of 522.6 feet along the Randolph Kelly property to a corner post thence, north 58 deg. 30 minutes west for a distance of 381.0 feet along the northerly margin of the J.K. Brown property to an iron pin thence, south 32 deg. 58 minutes 0 seconds west for a distance of 620.56 feet along the northwesterly boundary of the aforesaid J.K. Brown property to a corner post thence, north 45 deg. 19 minutes 57 seconds west for a distance of 100 feet along the northerly boundary of the B.F. Stevens property thence, north 29 deg. 45 minutes east for a distance of 606.2 feet to an iron pin thence, north 9 deg. 32 minutes west for a distance of 170.0 feet to an iron pin in the boundary line of the Richard Hessey property thence, north 80 deg. 28 minutes east for a distance of 479.0 feet along the southerly line of said Richard Hessey property to an iron pin marking the point of beginning.

BEING the same property conveyed to Christopher H. Lowery and wife, Danielle A. Lowery by Warranty Deed from Mary Etta Markman, fka Mary E. Griggs and husband, James E. Markham, dated September 26, 2016, recorded on 09/27/2016, in Instrument No. 20160927-0101924, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 3654 Hoggett Ford Rd., Hermitage, TN 37076

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/or 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/or 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.

6. Easement Agreement of record in Book 5515, page 145, said Register's Office.

7. Ingress/Egress of record in Instrument No. 20160927-0101924, said Register's Office.

This is improved property known as 3654 Hoggett Ford Rd., Hermitage, TN 37076

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/or 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/or 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 our/my hand on the 5th day of October, 2020.

Christopher Lowery

Danielle Lowery

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Lowery and*, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

* Danielle Lowery

Witness my hand and official seal at office this 5th day of October, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

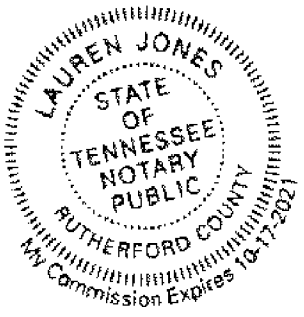
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22