WARRANTY DEED

Karen Johnson Davidson County
Batch# 509529 **DEEDWARR**
11/05/2020 03:42:01 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20201105-0130158

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell P. Ashford	Movement Mtg	127-00-0-037.00
(NAME)	(NAME)	
8503 Newsom Station Road	8024 Calvin Hall Rd	127-00-0-036.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William E. Mitchell Jr and Karen M. Mitchell, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Russell P. Ashford, a married man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING A PARCEL OF LAND IN THE 22ND COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF U.S. HIGHWAY 70 – STATE ROUTE 1. BOUNDED ON THE EAST BY THE CATHERINE O'NEIL WISE, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201005260040423-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE E-LING CHEAH PROPERTY AS OF RECORD IN INSTRUMENT NO. 201404290035705-R.O.D.C. ,TN. THE RICHARD L. & JILL L. BOOHER PROPERTY AS OF RECORD IN DEED BOOK 10226, PAGE 22-R.O.D.C., TN. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF NEWSOM STATION ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF U.S. HIGHWAY 70 – STATE ROUTE 1, SAID POINT BEING THE EASTERLY MARGIN OF NEWSOM STATION ROAD AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED: THENCE, WITH THE SOUTHERLY MARGIN OF U.S. HIGHWAY 70 – STATE ROUTE 1, NORTH 89 DEGREES 36 MINUTES 13 SECONDS EAST 1507.39 FEET TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE CATHERINE O'NEIL WISE, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201005260040423-.R.O.D.C., TN. AND THE E-LING CHEAH PROPERTY AS OF RECORD IN INSTRUMENT NO. 201404290035705-R.O.D.C., TN. SOUTH 66 DEGREES 39 MINUTES 17 SECONDS WEST 511.42 FEET TO A POINT IN BUFFALO CREEK; THENCE, SOUTH 88 DEGREES 14 MINUTES 14 SECONDS WEST 327.00 FEET TO AN EXISTING IRON PIN; THENCE, SOUTH 78 DEGREES 31 MINUTES 19 SECONDS WEST 424.96 FEET TO AN IRON PIN SET; THENCE, SOUTH 0 DEGREES 01 MINUTES 33 SECONDS EAST 206.48 FEET TO AN EXISTING IRON PIN BY A FENCE POST; THENCE, SOUTH 79 DEGREES 08 MINUTES 37 SECONDS WEST 230.44 FEET TO AN EXISTING IRON PIN; THENCE, A COMMON LINE WITH THE RICHARD L. & JILL L. BOOHER PROPERTY AS OF RECORD IN DEED BOOK 10226, PAGE 22-R.O.D.C.

TN. NORTH 07 DEGREES 02 MINUTES 53 SECONDS EAST 204.72 FEET TO AN IRON PIN SET; THENCE, SOUTH 83 DEGREES 28 MINUTES 57 SECONDS WEST 451.71 FEET TO AN IRON PIN SET IN THE EASTERLY MARGIN OF NEWSOM STATION ROAD; THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16 DEGREES 44 MINUTES 23 SECONDS, A RADIUS OF 247.81 FEET, AN ARC LENGTH OF 72.40 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 46 MINUTES 29 SECONDS EAST, 72.14 FEET; THENCE, NORTH 36 DEGREES 24 MINUTES 17 SECONDS EAST 88.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 10 SECONDS, A RADIUS OF 1048.19 FEET, AN ARC LENGTH OF 180.86 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 20 MINUTES 52 SECONDS EAST, 180.64 FEET; THENCE, CONTINUING WITH SAID MARGIN, NORTH 46 DEGREES 17 MINUTES 27 SECONDS EAST 183.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 418,459 SQUARE FEET OR 9.60 ACRES, MORE OR LESS.

Being the same property conveyed to William E. Mitchell Jr and Karen M. Mitchell, husband and wife by deed of record in Instrument No. 20131211-0125627, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 8503 Newsom Station Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 30th day of October, 2020.

William E. Mitchell Jr

Karen M. Mitchell

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named William E. Mitchell, Jr. and Karen M. Mitchell the bargainor(s), 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.

WITNESS my hand and seal this 30th day of October, 2020.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

File No.: 22167