Karen Johnson Davidson County
Batch# 509823 DEEDWARR
11/06/2020 12:30:46 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20201106-0130566

THIS INSTRUMENT WAS PREPARED BY:

Tarpy, Cox, Fleishman & Leveille, PLLC
Landmark Center North Tower
1111 N. Northshore Drive, Suite N-290
Knoxville, Tennessee 37919

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rural Hill Partners, LLC	Rural Hill Partners, LLC	
1411 & 1421 Rural Hill Road	9118 Farrell Park Lane	163-00-0-171.00
Antioch, Tennessee 37013	Knoxville, Tennessee 37922	163-00-0-036.00

WARRANTY DEED

THIS INDENTURE, made this 31 day of October, 2020, between **D. Todd Carson,** resident of Davidson County, Tennessee, ("Grantor") and **Rural Hill Partners, LLC**, a Tennessee limited liability company ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantors, has this day bargained and sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Grantor herein makes oath that the subject property has not been used as a principal or marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS, SETBACK LINES AND EASEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantees, their successors and assigns in fee simple forever.

Grantors covenants that Grantors, for Grantors and for Grantors heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against lawful claims of all persons whomsoever.

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, Grantors have hereunder set Grantors hand and seal as of the date first recited above.

_____(L.S.)
D. Todd Carson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **D. Todd Carson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 24th day of September, 2020.

_____
Notary Public

My Commission Expires: 9/7/21

EVERS MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,100,000.00** which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

Subscribed and sworn to before me this 24th day of October, 2020.

_____
Notary Public

My commission expires: 5-31-22

STEFFANIE M. SPECK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MONROE My Comm. Expires 5/31/2023

Exhibit A

TRACT 1

Land in the 2nd, formerly the 5th Civil District, of Davidson County, Tennessee, described as follows:

BEGINNING at a point at the right of way line on the west side of Rural Hill Road; thence, south 80° 15' west 388.1 feet to a point in the center of the Old Mt. View Road; thence, north 73° west 282.6 feet to another point in the center of the said Old Mt. View Road; thence, south 71° west with the center of the said Old Mt. View Road, 172 feet to a point; thence, north 4° 30' east 300 feet to an iron stake; thence, south 86° 45' east 825 feet to an iron stake at the west right of way line of Rural Hill Road; thence, south 4° 30' west 330 feet to the point of beginning, containing 6.70 acres, more or less.

TRACT 2

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Rural Hill Road, a common corner of the property herein conveyed and the property conveyed to Wendell V. Cooper and wife, by deed from Thomas Smithson and wife, of record in Book 4059, Page 544, Register's Office for Davidson County, Tennessee; thence, north 86° 45' west 825 feet to a point; thence, north 4-1/2° east with Coopers line extended, 158.4 feet to a point; thence, south 86° 45' east 825 feet to a point in the easterly margin of Rural Hill Road; thence, with the easterly margin of Rural Hill Road, south 54-1/2° 158.4 feet to the point of beginning, containing 3 acres, more or less.

BEING FURTHER DESCRIBED AS FOLLOWS:

Land in the Second Civil District of Davidson County, Tennessee and being described as follows:

Beginning at an existing iron pin on the westerly margin of Rural Hill Road, said point of beginning being the southeast corner of this tract and the northeast corner of the National Association of Free Will Baptists, Inc property (Bk.8203, pg.815 R.O.D.C., Tn.); thence with the Free will Baptist line N84°50'42"W 342.98' to an iron pin set this survey on the easterly margin of Mt. View Road; thence with the margin of the said Mt. View Road (25' from the centerline) and a curve to the left having a radius of 430.47' and a long chord of 233.31' said chord having a bearing of N58°45'37"W a distance along the curve of 236.26' to a point; thence continuing with the same. N74°02'27"W 261.40' to an existing iron pin; thence leaving the road and with the line of Harold McCord property (Bk. 3283, pg.585 R.O.D.C., Tn.) N05°40'28"E 346.95' to an existing iron pin; thence continuing with McCord N06°40'32"E 132.66' to an existing iron pin; thence leaving McCord and with the line of Yusif Arizy (Inst. No. 202001170006508) S74°38'42"E

830.48' to an existing iron pin on the westerly margin of the said Rural Hill Road; thence with the margin of the said Road (25' from the centerline) and a curve to the left having a radius of 1126.44' and a long chord of 162.97', said chord having a bearing of S10°17'20"W a distance along the curve of 163.11' to a point; thence continuing with the same S05°10'55"W 321.75' to the point of beginning, containing 9.34 acres more or less, according to a survey by J. Bruce Rainey, Surveyor # 823, P.O. Box 682423, Franklin, TN 37068, dated August 5, 2020 and known as Job No. 200160.

Being the same property conveyed to D. TODD CARSON, by deed from TWO TUCKERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated August 25, 2016, of record in Instrument No. 20160829-0090124, said Register's Office.