WARRANTY DEED

Karen Johnson Davidson County
Batch# 781521 DEEDWARR
12/29/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00

20211229-0171355

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $1,600,000.00

Affiant

Subscribed and sworn to before me This 23rd day of December, 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Notary Public

My Commission Expires: 03/06/24

Address New Owners as:	Tax Bill To:	Map / Parcel
Mitchell D. Whitson **3365 Hobson Pike** **Nashville, TN 37076**	New Owner	P/O Map:124 Parcel: 070.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of ten dollards ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James U. Rust, IV,** an unmarried man (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Mitchell D. Whitson**, an unmarried man (The "Grantee"), Grantee's heirs and assigns, part of a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows in the attached "Exhibit A" which is incorporated herein by this reference.

Being the same property conveyed to James U. Rust, IV by Quitclaim Deed from Mitchell D. Whitson of record in Instrument Number20160106-0001008, Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on January 6, 2016.

This is improved property known as 3365 Hobson Pike, Nashville, TN 37076.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13rd day of December, 2021.

GRANTOR:

James U Rust IV

James U. Rust, IV

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, James U. Rust, IV of the state and county mentioned, personally appeared **James U. Rust, IV** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the within named bargainor who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, TN this 23rd day of December, 2021.

Robert Graves

Notary Public

My Commission Expires:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Exhibit A

Metes and Bounds Description
Portion of
PARCEL ID 12400007000

All that certain parcel of land situated in Davidson County, Tennessee, bounded on the West by remaining lands of James U. Rust, IV, Parcel ID 12400007000, Record Instrument 20160106-0001008; on the North by lands of Robert Jason Reid, Parcel ID 12400001800, Record Instrument 20190701-0063776; on the East by lands of Vernon and Lisa Downs, Parcel ID 12400008800, Record Instrument 20080407-0039143; and on the South by the north right-of-way line of Hobson Pike - Tennessee State Route 171, a State of Tennessee public roadway, and described per a field survey performed by LTT Land Surveying, LLC, Leonard T. Tusar, PLS - TN License 2230, in July, 2019 and December 2021, and is more particularly described as follows to wit;

BEGINNING at a 5/8 inch iron pin capped 2230 set in the north right-of-way line of Hobson Pike, said iron pin being east approximately 2,100 feet east from the center-line of Granny Wright Lane, said iron pin being the southwest corner of the herein described premises; thence,

Through lands of James U. Rust IV, the grantor herein, along a new line, North 03 degrees 51 minutes 43 seconds East, 682.23 feet to a 5/8 inch iron pin capped 2230 set in the south line of Reid, said iron pin being the northwest corner of the herein described property; thence,

Along the south line of Reid, South 83 degrees 28 minutes 10 seconds East, 364.54 feet to a 5/8 inch iron pin capped 2230 set; thence,

Continuing along the south line of Reid, South 83 degrees 18 minutes 40 seconds East, 141.11 feet to a 1/3 inch iron pin with no cap found near a fence corner post, the northwest corner of Downs; said iron pin being the northeast corner of the herein described premises; thence,

Along the west line of Downs and an old wire fence, South 03 degrees 47 minutes 20 seconds East, 585.07 feet to a 1/3 inch iron pin capped 2303 found in the north right-of-way line of Hobson Pike, said iron pin being the southwest corner of Downs and the southeast corner of the herein described premises; thence,

Along the north right-of-way line of Hobson Pike, South 86 degrees 12 minutes 40 seconds West, 380.00 feet to a point in the right-of-way line; thence,

Continuing along the north right-of-way line of Hobson Pike, South 86 degrees 10 minutes 40 seconds West, 208.22 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 7.907 ACRES more or less

The above described premises is under and subject to any and all easements of record a detailed title search might reveal, whether or not shown on the above referenced survey.