WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/07 14:45 2 pgs
Fees:13.00 Taxes:1628.00
20071107-0131566

Victor Hazelwood Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENENSSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HCT Investments, LLC	HCT Investments, LLC	175-173
1201 16th Ave South Ste 201 ~~lot 1 Joe Meeks Hurricane Creek~~ (NAME)	(NAME)	
(ADDRESS)	1201 16th Ave, South Ste, 201 (ADDRESS)	
Nashville , TN, 37212 (CITY) (STATE) (ZIP)	Nashville , TN 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy Bowers and Joe Meeks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HCT Investments, LLC, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as lot 1 Joe Meeks Hurricane Creek, ,
(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 our hands this 5th day of November, 2007.

Billy Bowers

Joe Meeks

STATE OF TENENSSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Bowers and Joe Meeks 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2007.

Commission expires:

Victor Hazelwood Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public

Exhibit "A"

METES AND BOUNDS DESCRIPTION
LOT 1 JOE MEEKS' HURRICANE CREEK
PROPERTY MAP 175, PARCEL 173
DAVIDSON COUNTY, NASHVILLE, TENNESSEE
W&A FILE NO. 727-0106

BEGINNING at an iron rod (new) on the southerly right-of-way of Murfreesboro Pike (94' R.O.W.), 220.00 feet southeast of the south margin of Hurricane Creek Boulevard (60' R.O.W.), said iron rod being the northernmost corner of The Jacobs Manufacturing Company property as of record in Deed Book 6407, Page 924, R.O.D.C.T. and the easternmost corner of the subject property;

THENCE, leaving said right-of-way of Murfreesboro Pike and following the northwestern boundary of said Jacobs Manufacturing Company property ***South 42 degrees 25 minutes 17 seconds West*** for a distance of ***199.46 feet*** to an iron rod (new), said rod being the southernmost corner of the subject property;

THENCE, leaving said northwestern boundary and following a new line ***North 47 degrees 34 minutes 43 seconds West*** for a distance of ***220.00 feet*** to an iron rod (new) on said south margin of Hurricane Creek Boulevard, said rod being the westernmost corner of the subject property;

THENCE, following said south margin, ***North 42 degrees 25 minutes 17 seconds East*** for a distance of ***172.93 feet*** to an iron rod (new);

THENCE, following a curve to the right having a central angle of 89 degrees 32 minutes 57 seconds, a radius of 25.00 feet, an arc length of 39.07 feet and a chord bearing and length of ***North 87 degrees 11 minutes 46 seconds East, 35.22 feet*** to an iron rod (new) on said southerly right-of- way of Murfreesboro Pike.

THENCE, following said southerly right-of-way ***South 48 degrees 01 minute 46 seconds East*** for a distance of ***195.20 feet*** to the point of beginning. Containing 43,560 square feet or 1.00 acres.

*20071107-0131504

Being part of the same property conveyed to Larry Snedeker, Trustee by Instrument No. 20020621-0075286 and Instrument No. * . Also, being part of the same property as conveyed to Dorothy S. Pugh in Instrument No. 20071107-0131503 . Dorothy S. Pugh conveyed her interest to Larry Snedeker, Trustee in Instrument No. 20071107-0131504 . Larry Snedeker, Trustee, has conveyed his interest in Instrument No. * to Billy Bowers.

*20071107-0131505

Being Part of the same property as conveyed to Gary Fisher, Trustee by Instrument No. 20001102-0109102. Gary Fisher, Trustee further conveyed to Joe Meeks his interest in Instrument No. 20071107-0131502

This conveyance is subject to any and all existing restrictions and easements of record.