WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059094 DEEDWARR
Recvd: 09/20/10 14:28 2 pgs
Fees:13.00 Taxes:610.50
20100920-0074722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Nicholas Gucci
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2010.

Theresa K Bradley
Notary Public

MY COMMISSION EXPIRES: 5/19/14
(AFFIX SEAL)

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GMS 2010 Properties, LLC	GMS 2010 Properties, LLC	83-13-109
(NAME) 1210/1300 Fatherland Street	(NAME) 1210/1300 Fatherland Street	83-13-111
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(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, **Estate of Larry G. Hinson, Stacey L. Dean, Administrator**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GMS 2010 Properties, 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

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1210/1300 Fatherland Street, Nashville, TN 37206**
(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 hand this 31st day of August, 2010.

Estate of Larry G. Hinson

By: Stacey L Dean Adm
Stacey L. Dean, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31ST day of Aug, 2010, before me, personally appeared Stacey L. Dean as Administrator of the Estate of Estate of Larry G. Hinson, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31ST DAY OF AUGUST, 2010.

Commission expires: 5/19/14

Theresa K Bradley
Notary Public

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

TRACT 1 – 1210 FATHERLAND – M/P 83-13-109 (for reference only)

Being the northerly 110 feet of Lot No. 103 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's office for said County.

Said part of said Lot No. 103 fronts 50 feet on the southerly side of Fatherland Street and extends back between parallel lines 110 feet to a dead line.

BEING the same property conveyed to George Raper and wife, Jean Hinson Raper by Warranty Deed from Vada H. Stacey, a widow, of record in Book 6142, Page 467 Register's Office for Davidson County, Tennessee, the said George Raper having subsequently died on _____, fee title thus having vested solely in Jean Hinson Raper as the surviving Tenant of the Entircties.

Mrs. Raper subsequently conveyed all of her right, title and interest in the property by quitclaim deed to herself and to one of her sons, Larry Hinson, a single person, of record in Instrument No. 20010524-0054262. By operation of law Jean Hinson Raper and Larry Hinson held title as Tenants-in-Common without Right of Survivorship.

Subsequently, the said Jean Hinson Raper died intestate on November 20, 2003. By operation of law her fifty (50%) percent undivided interest in the property vested in her sole heirs-at-law, namely, her seven adult children: Tommy Hinson, Johnny Hinson (deceased), Connie Hawkins, Dottie Hendricks, Sandra Carnes, Charlotte Yancy and Larry Hinson each of whom acquired a one-seventh ($1/7^{th}$) undivided interest in the property. Johnny Hinson died leaving one heir-at-law, namely, Daphne Cook.

See Affidavit of Heirship attached hereto as Exhibit "B" which is being recorded contemporaneously herewith.

Subsequently, Larry Hinson died intestate on August 14, 2009. By operation of law his fifty percent (50%) undivided interest together with the one-seventh ($1/7^{th}$) of the fifty percent (50%) interest that he inherited from his Mother (Jean Hinson Raper), which together total $9/14^{ths}$ of the entire fee simple estate, vested in his two daughters Stacy L. Dean and Melissa K. Jagers. Thereafter, Tommy Hinson, Daphne Cook, Connie Hawkins, Dottie Hendricks, Sandra Carnes, and Charlotte Yancy, each owning a one-seventh ($1/7^{th}$) undivided interest, or a total of $5/14^{ths}$ in the property, conveyed their entire undivided interest to Stacy L. Dean and Melissa K. Jagers by Quitclaim Deeds from: **Dottie Hendricks** dated 12/2/2009 of record in Instrument No. 20091222-0116243; **Sandra Carnes** dated 11/17/2009 of record in Instrument No. 20091222-0116244; **Charlotte Yancey** dated 11/23/2009 of record in Instrument No. 20091222-0116245; **Tommy Hinson** dated 11/30/2009 of record in Instrument No. 20091222-0116246; **Daphne Cook** dated 11/16/2009 of record in Instrument No. 20091222-0116247; and **Connie Hawkins** dated 11/16/09 of record in Instrument No. 20091222-0116248, all in the Register's Office for Davidson County, Tennessee, resulting in 100% of the fee simple estate being vested in Stacey L. Dean and Melissa K. Jagers.

TRACT 2 – 1300 FATHERLAND – M/P 83-13-111 (for reference only)

Being Lot No. 105 and the westerly 4 feet of Lot No. 106 on the East Edgefield Plan of Lots, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 105 and par of Lot No. 106 front together 47 feet on the southerly side of Fatherland Street and run back between parallel lines 213 feet to Lillian Street.

BEING the same property conveyed to Larry Hinson by Deed from Jean Raper dated 5/12/2001 of record in Instrument No. 20010524-0054263, Register's Office for Davidson County, Tennessee. Larry Hinson died intestate on August 14, 2009. By operation of law Mr. Hinson's entire fee simple estate upon his death vested in his daughters, **STACY L. DEAN AND MELISSA K. JAGERS.**

BOTH TRACTS 1 AND 2

The Estate of Larry G. Hinson was entered for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under No. 09P-1474, In the Matter of: Estate of Larry G. Hinson, Stacey L. Dean, Administrator. Because the Estate was insolvent and could not pay allits creditors, an Agreed Order to bring the real property (1210 Fatherland and 1300 Fatherland) into the Estate was entered April 14, 2010. An Order allowing the sale of property on behalf of the Probate Estate to GMS 2010 Properties, LLC and authorizing the Administrator of the Estate, Stacey L. Dean, to sign the Deed transferring title to both properties was entered August 20, 2010.