File Box 24R

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110082283 DEEDWARR
Recvd: 12/29/11 08:33 2 pgs
Fees:13.00 Taxes:580.90
20111229-0101582

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015
(AFFIX SEAL)

ANNE WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stafford Partners No. 1, L.P.	New Owners	10603000800
(NAME) P. O. Box 1625	(NAME)	
(ADDRESS) Brentwood, TN 37024	(ADDRESS) ,	
(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, **Hilda M. Hibbett, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stafford Partners No. 1, L.P., a Tennessee limited partnership**, 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:

Land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, being part of Lot 2 on the Map of the Emily Baird Subdivision, not of record, described as follows:

Beginning at a point in the southerly line of the Elm Hill or Stones River Rod, where the same intersects the east line of the right-of-way of the L & N Railroad; thence with said railroad right-of-way, South 47 deg. 15' West 72 feet to a point in the east line of Arlington Avenue; thence with the east line of said Avenue, South 3 deg. 30' East 200 feet to a point in the north line of the Lebanon Branch of the Nashville, Chattanooga and St. Louis right-of-way; thence with said right-of-way, North 1 deg. East 128.5 feet to a point, the southwest corner of the Copeland Lot; thence with Copeland's west line, North 5 deg. 30' West 236.5 feet to a point in the south line of the Elm Hill or Stones River Road; thence with the same, South 84 deg. 15' West 74 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRITION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT OF LAND CONVEYED TO Metropolitan Government of Nashville, Davidson County, Tennessee, by deed of record in Book 3678, page 539, Register's Office for said County,

Beginning at a point in the southerly line of the Elm Hill or Stones River Road where the same intersects the east line of the right-of-way of the L & N Railroad; thence with said railroad right-of-way, South 47 deg. 15' West 72 feet to a point in the east line of Arlington Avenue; thence with the east line of said Avenue South 3 deg. 30' East 200 feet to a point in the north line of the Lebanon Branch of the Nashville, Chattanooga and St. Louis right-of-way; thence with said right-of-way; thence with said right-of-way, North 1 deg. East 28 feet, more or less, to a point; thence northerly with a curve along the east right-of-way of the newly relocated Arlington Avenue, 179 feet, more or less, to a point; thence continuing northerly with said newly relocated Arlington Avenue, 30 feet, more or less, to a point; thence northeasterly along the arch of a 35 foot radius with said newly relocated Arlington Avenue, 55 feet, more or less, to a point in the southerly line of Elm Hill or Stones River Road; thence with the same, South 84 deg. 15' West 30 feet, more or less, to the point of beginning.

Being the same property conveyed to Hilda M. Hibbett by deed from Robert A. Shumate and wife, Beulah A. Shumate of record in Book 9707, page 985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2011 taxes, paid, prorated and assumed by the Grantees; to Permanent Easement and Right-of-way for Street Purposes as set out in Book 6529, page 776, said Register's Office; Subject to Lease executed by and between Rick Hibbett, Lessor and The Lamar Corporation, Lessee, dated August 17, 1995, not of public record. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1303 Elm Hill Pike, Nashville, TN 37210
(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 28th day of December, 2011.

Hilda M. Hibbett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned a Notary Public in and for the aforesaid State and County, Hilda M. Hibbett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the bargainor, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of December, 2011.

Commission expires: October 5, 2015

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Ann B. Waddell, Notary Public