


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Brandy Doman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 6th DAY OF May, 2014

NOTARY PUBLIC

My Commission expires: 8/23/16

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Jesse Hamilton<br>843 Beth Drive<br>Nashville, TN 37206 | Jesse Hamilton<br>843 Beth Drive<br>Nashville, TN 37206 | 072-06-0-233.00 |

BILL GARRETT, Davidson County
Trans:T20140031361 DEEDWARRSP
Recvd: 05/07/14 08:46 3 pgs
Fees:18.00 Taxes:1147.00
20140507-0038714

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

**DEAN ANTHONY HIBBS AND KELLEY C. HIBBS, HUSBAND AND WIFE**

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

**JESSE HAMILTON**

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 5 and the northerly 47 feet of Lot 4, as shown on the map entitled E. T. Brown's Subdivision of the J. B. King Land, of record as Plat Book 332, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 5 and the northerly part of Lot No. 4 front together 97 feet on the westerly side of the Gallatin Pike, and run back between parallel lines 200 feet to an alley.

Including but excluding therefrom part of Lot No. 4 conveyed to Allen Corbitt and wife, Ellen Corbitt, by deed from Ruel L. Duncan and wife, of record in Book 1759, page 157, said Register's Office.

Being the northerly 24 feet of the southerly 27 feet of Lot No. 4 on the Plan of E. T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, page 69, Register's Office for said county. Said part of Lot No. 4 fronts 24 feet on the westerly side of Gallatin Pike and running back between parallel lines 200 feet to an alley.

Being the same property conveyed to DEAN ANTHONY HIBBS and wife, KELLEY C. HIBBS, as tenants by the entirety, by deed from JUNE A. CAUDLE, of record in Book 10464, page 796, dated May 9, 1997, said Register's Office.

This conveyance is made subject to the following:

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 332, page 69, said Register's Office.

3. Unrecorded Commercial Lease Agreement by and between Dean Anthony Hibbs and Kelley Hibbs (collectively and individually known as "Landlord") and Beth Driven, LLC, a Tennessee limited liability company ("Tenant"), dated March 1, 2013 and modified by Addendum B, dated November 21, 2013.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of May, 2014.

Dean Anthony Hibbs

Kelley C. Hibbs

STATE OF TENNESSEE )

COUNTY OF SUMNER )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dean Anthony Hibbs and Kelley C. Hibbs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2014.

Notary Public

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission expires: 7-19-16