BILL GARRETT, Davidson County
Trans:T20140046681 DEEDWARR
Recvd: 07/01/14 10:08 2 pgs
Fees:13.00 Taxes:203.50
20140701-0057536

STATE OF Tennessee
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF June 2014.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

APRIL B. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 COOL SPRINGS BOULEVARD, SUITE 201
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
HHBC Investments, LLC	SAME	162.06-0-324.00
1115 Longview Drive		
Hendersonville, TN 37075		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Tyree Moreland, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HHBC Investments, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 167 Old Tusculum Road, Town of Antioch, Davidson County, State of Tennessee, 37013, said premises being further described as follows:

Being Lot No. 8, on the Plan of Bess Estates, Section One, of record in Plat Book 5060, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tyree Moreland from Mary T. Martinez Bright and husband, Joe W. Bright by Warranty Deed dated June 18, 2014 and recorded _____ in Instrument #20140701-0057535, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 167 Old Tusculum Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 18th day of June, 2014.

Tyree Moreland

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Tyree Moreland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee this 18th day of June, 2014.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY