THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140062805 DEEDWARR
Recvd: 08/25/14 12:32 4 pgs
Fees:23.00 Taxes:1324.60
20140825-0077279

26133-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kevin S. Hassell Hardy L. Hassell Shirley M. Hassell 1026 Hall Cemetery Road Burns, Tennessee 37029	New Owner	105-08-0/029-00 105-08-0/027-00 105-08-0/025-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **E. BENNETT HODGES, JR.**, and **MICHAEL E. JONES**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **KEVIN S. HASSELL, HARDY L. HASSELL**, and **SHIRLEY M. HASSELL, as tenants in common**, (hereinafter referred to as the "**Grantees**"), their heirs, successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto. The said Hardy L. Hassell and Shirley M. Hassell, although married to each other, shall take title, together with Kevin S. Hassell, as tenants in common, and not as tenants by the entirety.

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, successors, and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22nd day of August, 2014.

E. Bennett Hodges, Jr.

Michael E. Jones

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **E. BENNETT HODGES, JR.**, and **MICHAEL E. JONES**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 22nd day of August, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $358,000.00.

Affiant

Subscribed and sworn to before me this
22nd day of August, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Legal Description

A tract or parcel of land, lying and being in the 16th Councilmanic District, Davidson County, Tennessee, more particularly described according to a survey by G & G Engineering, dated July 13, 1975, as follows:

BEGINNING at a point, this point being an iron pin set in the eastern margin of Lewis Street, 264 feet South of the intersection of the eastern right-of-way line of Hart Street;

Thence, South 84° 08' East, 210.00 feet bounded by the Metro Government of Davidson County property to an iron pin;

Thence, the following four calls bounded by the Southern Oil Service property, South 07° 53' West, 88.79 feet to a point in Brown's Creek;

Thence, South 15° 10' West, 25.26 feet to a point in Brown's Creek;

Thence, North 84° 08' West 14.00 feet to a point in Brown's Creek;

Thence, South 00° 13' West 172.69 feet to a concrete monument;

Thence, along the northern margin of Factory Street North 84° 08' West 73.78 feet to an iron pin;

Thence, North 01° 28' East 50.00 feet to an iron pin and North 84° 08' West 110.00 feet bounded by the R. V. Perkinson property to an iron pin;

Thence, along the eastern margin of Lewis Street, North 01° 28' East 236.36 feet to an iron pin; this being the Point of Beginning and containing 1.12 acres, more or less.

BEING the same property conveyed to Michael E. Jones and E. Bennett Hodges, Jr., by Warranty Deed dated June 10, 1988, from Otto Kent Simpkins and wife, Edith W. Simpkins, of record in Book 7575, Page 958, Register's Office for Davidson County, Tennessee.

This is improved commercial property known as 1318 Lewis Street, Nashville, Tennessee 37202.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 9596, Page 318, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Brown's Creek Flood Control Project, of record in Book 7957, Page 273, Register's Office for Davidson County, Tennessee.

5. Subject to the flow of Brown's Creek.