BILL GARRETT, Davidson County
Trans:T20140068778 DEEDWARR
Recvd: 09/15/14 14:41 2 pgs
Fees:13.00 Taxes:5550.00
20140915-0084432

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

Subscribed and sworn to before me this 15TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: January 9, 2016

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. W. Creek Properties, LLC	SAME (NAME)	07106000300
P.O. Box 1760 (ADDRESS)	(ADDRESS)	
Columbia, TN 38402 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we George W. Hussey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto H. W. Creek Properties, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY OF STANFORD & ASSOCIATES, INC., ENGINEERS, DATED OCTOBER 15, 1974, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF TRINITY LANE, SAID IRON PIN BEING LOCATED 900 FEET WEST OF THE CENTER LINE OF HAMPTON STREET; THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF TRINITY LANE, N 87 DEG. 55' 30" WEST 197.55 FEET TO A POINT IN THE CONCRETE BASE OF A 3" CORNER POST; THENCE N 4 DEG. 14' EAST 500.5 FEET TO A POINT IN THE CONCRETE BASE OF A 3" CORNER POST; THENCE N 77 DEG. 13' EAST 407.00 FEET TO A POINT IN THE CONCRETE BASE OF A CORNER POST; THENCE S 3 DEG. 28' WEST 354.70 FEET TO A POINT; THENCE WESTWARDLY 200 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF PROPERTY CONVEYED TO SHONEY'S BIG BOY ENTERPRISES, INC. OF RECORD IN BOOK 4877, PAGE 239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE S 3 DEG. 28' WEST 250 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THIS DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY:

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING NORTH MARGIN OF S.R. 65 AND THE WEST BOUNDARY OF THE SHONEY'S BIG BOY ENTERPRISES, INC. PROPERTY, SAID POINT OF INTERSECTION BEING 34.15 FEET LEFT OF S.R. 65 PROPOSED CENTERLINE STATION 8+170.412; THENCE WITH SAID EXISTING MARGIN WESTERLY 200 FEET, MORE OR LESS TO A POINT, SAID POINT BEING 34.862 FEET LEFT OF S.R. 65 PROPOSED CENTERLINE STATION 8+109.152; THENCE WITH THE EAST BOUNDARY OF THE MOTEL 6 OPERATING, L.P. PROPERTY NORTH 07 DEGREES 42 MINUTES 00 SECONDS EAST 7.802 FEET TO A POINT, SAID POINT BEING 42.651 FEET LEFT OF S.R. 65 PROPOSED CENTERLINE STATION 8+109.294; THENCE WITH THE PROPOSED NORTH MARGIN OF SAID ROAD (1) HAVING A 2,834.797 FOOT RADIUS CURVE LEFT AND EASTERLY 54.76 FEET (2) SOUTH 86 DEGREES 51 MINUTES 07 SECONDS EAST 145.121 FEET TO A POINT, SAID POINT BEING 42.651 FEET LEFT OF S.R. 65 PROPOSED CENTERLINE STATION 8+170.588; THENCE WITH SAID WEST BOUNDARY SOUTH 06 DEGREES 35 MINUTES 46 SECONDS WEST 8.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,563.844 SQUARE FEET, AS EVIDENCED BY JUDGMENT OF RECORD IN BOOK 11640, PAGE 685, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GEORGE W. HUSSEY AND RETHA F. HUSSEY BY WARRANTY DEED FROM I. C. D. BERRY, IV, TRUSTEE WITH FULL POWER, DATED 02/12/1979, RECORDED ON 02/13/1979, IN BOOK 5394, PAGE 826, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GEORGE W. HUSSEY AND RETHA F. HUSSEY HAVING SINCE

WARRANTY DEED
(Continued)

DIVORCED AND SAID PROPERTY WAS CONVEYED TO GEORGE W. HUSSEY BY QUITCLAIM DEED FROM RETHA L. HUSSEY, DATED 10/16/1985, RECORDED ON 10/17/1985, IN BOOK 6684, PAGE 723, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE THE SAME PROPERTY FURTHER CONVEYED TO GEORGE W. HUSSEY AND PROTENTIAL, INC. BY QUITCLAIM DEED FROM DAVID RISNER, TRUSTEE, DATED 10/11/2012, RECORDED ON 10/12/2012, IN INSTRUMENT NO. 20121012-0093440, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY FURTHER CONVEYED TO GEORGE W. HUSSEY BY QUITCLAIM DEED FROM PROTENTIAL, INC., DATED OCTOBER 11, 2012, RECORDED ON JANUARY 29, 2013, IN INSTRUMENT NO. 20130129-0009174, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GEORGE W. HUSSEY BEING ONE IN THE SAME AS GEORGE WILLIAM HUSSEY. THE SAID RETHA F. HUSSEY BEING ONE IN THE SAME AS RETHA L. HUSSEY AND RETHA LAMAR HUSSEY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 309 West Trinity Lane, Nashville, TN 37207
(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/our hand(s) this 15th day of September, 2014.

George W. Hussey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George W. Hussey the herein 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, this the 15th day of September, 2014.

Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072