BILL GARRETT, Davidson County
Trans:T20150007866 DEEDWARR
Recvd: 02/02/15 09:52 3 pgs
Fees:18.00 Taxes:96.20
20150202-0009286

JAYCIE N. RIVERA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2014.

Notary Public

My commission expires: NOV. 17, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES HINES	NEW OWNER	05900008800
673 EWING DRIVE		
NASHVILLE, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

ROI US HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES HINES

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 located in Davidson County, Tennessee, described as follows to-wit:

BEING part of Lot No. 18 on the unrecorded Map of the Subdivision of part of the Marshall Waters Land described according to a copy of a survey made May 15, 1960, by Richard B Omohundro, Engineer, as follows:

BEGINNING at a point at the northeasterly intersection of Knight Road and Ewing Drive, said point being the southwest corner of the property herein described; thence along the said margin of Knight Road, North 3 deg East 55 feet, more or less, to a point in the center line of Ewing Creek; thence along the said center of Ewing Creek, North 65 deg 44 min. East 549.0 feet, more or less, to a point; thence continuing with the center lien of Ewing Creek, North 38 deg 30 min. East 299.6 feet, more or less, to a point in the west line of the W.D. Thompson Land; thence along the westerly line of the W.D. Thompson Lands, South 3 deg. 30 min West 392.4 feet to an iron pin in the northerly margin of Ewing Drive; thence along the said margin of said Drive and having a chord bearing of South 81 deg 28 min West 234.0 feet to a point; thence continuing along the said margin of said Drive, South 78 deg. 28 min West 443.6 feet to the point of beginning.

Included but expressly excluded

A right-of-way acquisition of record in Document No. 20031126-171962 and is more particularly described as follows:

Beginning at a point in the easterly right-of-way of Knight Drive approximately at Station 10+22.01, 24.99 feet + let of the survey centerline as shown on Road Improvement Plans A Knight Drive & Ewing Drive, as prepared by Civil & Environmental Consultants, Inc., (Project No. 042-346), said point being the intersection of the existing easterly right-of-way of Knight Drive with the northerly right-of-way of Ewing Drive; said point also being a corner of the Ralph A & Velma E Edwards property recorded in Document No. 20031126-171962, of the Register's Office for Davidson County, Tennessee; said property being Parcel 59 on Map 88, in the Davidson County Property Assessor's Office; THENCE, with said existing right-of-way of Knight Drive, North 09 deg 41' 14" East, 48.22 feet to a point; THENCE leaving said existing right-of-way, and with a new line along a curve to the left having a central angle of 108 deg 03' 21", a radius of 35.00 feet, a tangent of 48.22 feet and an arc length of 66.01 feet to a point, said point being in the existing right-of-way of Ewing Drive, South 81 deg 37' 53" West 48.22 feet to the Point of Beginning and containing therein 532.67 square feet or 0.012 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO ODELL ROY, INC., BY QUITCLAIM DEED FROM U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-SDI, DATED 09/03/2014 AND RECORDED ON 09/10/2014 IN INSTRUMENT NUMBER 20140910-0082753, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MLMI TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-SDI, BY SUBSTITUTE TRUSTEE'S DEED FROM ELIZABETH CASH, AS SUBSTITUTE TRUSTEE, DATED 01/07/2014 AND RECORDED ON 01/16/2014 IN INSTRUMENT NUMBER 20140116-0004314, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO JAMES H. SIMPSON, JR. AND SHERONDA R. SIMPSON, AS TENANTS WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM RALPH A. EDWARDS AND WIFE, VELMA E. EDWARDS, DATED 02/23/2006 AND RECORDED ON 03/09/2006 IN INSTRUMENT NUMBER 20060309-0027387, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO ROI US HOLDINGS LLC, BY QUITCLAIM DEED FROM Odell Roy, Inc., DATED 9/25/2014 AND RECORDED ON 02-02-15 IN INSTRUMENT NUMBER 20150202-0009285. SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 673 EWING DRIVE, NASHVILLE, TN 37207.

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 in 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 31st day of December, 2014.

ROI US HOLDINGS, LLC
By: Cortland Plichta, Member

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, a Notary Public of said County and State, By Cortland Plichta as Member of ROI US HOLDINGS, LLC, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2014.

Katelyn Henry
Notary Public

My Commission Expires: 10/27/2018

