THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20150024872 DEEDWARR
Recvd: 04/06/15 10:57 2 pgs
Fees: 13.00 Taxes: 120.62

20150406-0029437

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mardin Lopez	NEW OWNER	MAP & PARCEL
3636 Pin Hook Road		164-00-0-087.00
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Sherry Hall, married**

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

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:

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Pin Hook Road, being a portion of the property conveyed to Hollis Pope, et ux, by deed of record in Book 3180, Page 487, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Pin Hook Road, said iron pin being westerly 600.00 feet from a concrete monument in said northerly margin at a break in said margin and being 160 feet from the westerly margin of Hobson Pike, said iron pin also being the southeasterly corner of the herein-described parcel; THENCE, with said northerly margin, N 87 deg 21' W. 100.58' feet to an iron pin; THENCE, leaving northerly margin with the easterly line of the property conveyed to Charles E. Tillman by deed of record in Book 4835, Page 58, R.O.D.C., the following calls: N 02 deg 05' E, crossing a T.V.A. easement line at 108.12 feet a total distance of 440.81 feet to an iron pin; N 02 deg 42' E, 210.63 feet to an iron pin; N 02deg 52' E, crossing a T.V.A. easement line at 25.28 feet a total distance of 614.47 feet to an iron pin; N 03 deg 50' E, 22.55 feet to a point; THENCE, leaving said easterly line with a severance line, S 86 deg 24' E, crossing a T.V.A easement line at 369.1 feet and again at 717.5 feet a total distance of 883.54 feet to a point in the westerly margin of Hobson Pike; THENCE, with said westerly margin, S 03 deg 36' W, 47.63 feet to a concrete monument; THENCE, leaving said westerly margin with the northerly line of the property conveyed to Ellen Juanita Scott by will of record in Will Book 88, Page 195, N 85 deg 33' W. crossing a T.V.A easement line at 192.48 feet and again at 537.96 feet a total distance of 583.76 feet to a set stone; THENCE, with the westerly line of said Scott property, S 01 deg 06' W, crossing a T.V.A. easement line at 72.86 feet and again at 622.43 feet a total distance of 865.44 feet to an existing iron pin; THENCE, with the westerly line of the property conveyed to John B. Scott, et ux, by deed of record in Book 4581, Page 248, R.O.D.C., S 0 deg 04' W. 158.34 feet to an iron pin; THENCE, continuing with said westerly line, S 07 deg 13' W. 37.00 feet to an iron pin; THENCE, leaving said westerly line with the northerly line of the property conveyed to Owen M. Pope, et ux., by deed of record in Book 3033, Page 503, R.O.D.C., N 87 deg 21' W, 210.00 feet to an iron pin; THENCE, with the westerly line of said Pope property S 07 deg 13' W. 185.00 feet to the point of beginning, Containing 392,459 square feet, or 9.00 acres, more or less.

Being the same property conveyed to Sherry Hall by Executor's Quitclaim deed from John W. Nevil, the Personal Representative of the Estate of John W. Lewis of record in Instrument No. 20130510-0047711 Register's Office for Davidson County, Tennessee, dated May 9, 2013 and recorded on May 10, 2013. This property has never been the principal or marital residence of seller. THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3636 Pin Hook 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 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 hand this the 2nd day of April, 2015.

Sherry D. Hall

Sherry Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherry Hall** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of April, 2015.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of April, 2015.

My Commission expires: _____

Notary Public