STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2015.

Notary Public
MY COMMISSION EXPIRES: 1-8-19
File No. G15-2578D

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

BILL GARRETT, Davidson County
Trans:T20150071083 DEEDWARR
Recvd: 08/21/15 15:24 2 pgs
Fees:13.00 Taxes:555.00
20150821-0084819

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hyde Group, LLC (NAME)	(NAME)	072020008000
3703 Burrus Street (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Donna Darlene Stewart, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hyde Group, LLC,** 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 in Davidson County, Tennessee, near Nashville, being Lot No. 104 and the Northerly part of Lot No. 105 on the map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, page 640 and 641, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of Burrus Street, 60 feet North of the North margin of Ben Allen Road, being the common corner of Lots 104 and 105, thence with line between lots, and along said line extended, Westerly 202 feet 2 inches to a point in the easterly margin of Masonic Home Road; thence with the margin of said Road, Northerly 71 feet 2 inches to the corner of Lots105 and 107; thence with the line between said Lots, and the line between Lots 103 and 104, Southeasterly 254 feet 10 inches to the Westerly margin of Burrus Street; thence with the margin of said Street. Southwesterly 51 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is the following described property: Land in Davidson County, Tennessee, being part of Lot No. 104 and the northerly part of Lot No. 105 on the Map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, page 640 and 61, Register's Office for Davidson County, Tennessee.

Beginning at the Northwest corner of Lot No. 106, said point also being of the present Eastern margin of Ben Allen Road; thence in an Easterly direction with the Northern lot line of Lot No. 106 for a distance of 114.83 feet, more or less, to a point being the Northeast corner of Lot No. 105; thence in a Southerly direction with the Eastern lot line of Lot No. 105 for a distance od 38.51 feet, more or less, to a point on a curve, said point lying on the proposed Northern margin of Ben Allen Road; thence with the proposed Northern margin of Ben Allen Road in a southerly and easterly direction along a curve to the left, having a radius of 868 feet and a central angle of 1°55'45" for a distance of 29.23 feet more or less to the Southern lot line of Lot No. 104; thence in a westerly direction with the Southern lot line for a distance of 89.13, more or less, to the present Eastern margin of Ben Allen Road; thence in a Northwesterly direction with the present Eastern margin of Ben Allen Road for a distance of 72.45 feet, more or less, to the point of beginning, containing 4,576 square feet.

BEING the same property conveyed to Donna Darlene Stewart from The Secretary of Veteran's Affairs, by Special Warranty Deed dated December 13, 2001, as Instrument No. 20011218-0139534, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 894, page 640-641, Register's Office for Davidson County, Tennessee.

2. Easement as recorded in Book 5152, page 257, Register's Office for Davidson County, Tennessee.

3. Quit Claim Deed from the City of Nashville as recorded in Book 6595, page 339, Register's Office for Davidson County, Tennessee.

4. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3703 Burrus Street, Nashville, TN 37216.

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. Whenever 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 17th day of August, 2015.

Donna Darlene Stewart
Donna Darlene Stewart

August 17, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Donna Darlene Stewart, the bargainor(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 and official seal, this 17th day of August, 2015.

My Commission Expires: 9-23-16

Notary Public

BRIAN S. STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066