Box# 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016173 DEEDWARR
Recvd: 02/29/16 09:21 2 pgs
Fees:13.00 Taxes:1628.00
20160229-0018731

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$440,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Hardy Huie	**New Owner**	**Map 118-09-0 Parcel 225-00**
3013 Smith Lane		
Franklin, Tennessee 37069		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nick L. Nail, III and wife, Leigh Ann Nail

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

John Hardy Huie, a married man

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, being Lot No. 6 and a triangle out of the south part of Lot No. 5 on the Map showing the First Addition to the Woodmont Boulevard Section of Marengo Park, of record in Plat Book 974, Page 83, Register's Office for Davidson County, Tennessee, and which is a Re-Subdivision of an unnumbered tract and a part of a closed unnamed street and a part of Lot No. 29 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, Page 2, said Register's Office.

Said Lot No. 6 and part of Lot No. 5 fronts 70 feet on the east side of General W. B. Bates Drive and runs back 198 feet, more or less, on the north line and 170.3 feet on the south line to a line in the rear which measures 152 feet.

Said Lot No. 6 and part of Lot No. 5 are further more particularly described in a prior deed of record in Book 3640, Page 567, said Register's Office, as follows:

Beginning at a point in the easterly margin of Gen. W. B. Bates Drive, the corner of Lots Nos. 5 and 6 at an iron pin, being the southwest corner of the property conveyed to William H. Hobbs and wife by deed from Belmont Courts, Inc. of record in Book 1295, Page 21, said Register's Office; thence along Hobbs' southerly line, easterly 198 feet more or less to a point in the easterly line of Lot No. 5 in the center line of an easement 20 feet wide for public utilities lying along the rear of said lots, said point also being 27 feet north from the corner of Lots Nos. 5 and 6, and also being 27 feet southwest to a concrete monument set at the corner of Lots Nos. 3, 4, and 5, being Hobbs' southeast corner; thence southwesterly, along the east line of Lots 5 and 6, 152 feet to the common corner of Lot 6 and Lot 29 as shown on the Plan of record in Book 974, Page 83, said Register's Office; thence with the line between said lots northwesterly 170.3 feet to the easterly margin of Gen. W. B. Bates Drive; thence with said Drive in a northerly direction, around a slight curve, 70 feet to the point of beginning.

Being the same property conveyed to Nick L. Nail, III and wife, Leigh Ann Nail, by Deed dated October 30, 2008 from Cory J. Sickles and wife, Melissa R. Sickles, of record in Instrument No. 20081103-0109119, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 974, Page 83, and Book 1130, Page 2, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters of record in Deed Book 3640, Page 567, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X__) Unimproved (____) property, known as **3504 General Bate Drive, Nashville, Tennessee 37215**

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 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 **26th** day of **February, 2016.**

Nick L. Nail, III

Leigh Ann Nail

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Nick L. Nail, III and Leigh Ann Nail,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **February, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17