BILL GARRETT, Davidson County
Trans:T20160027124 DEEDWARR
Recvd: 04/04/16 14:54 3 pgs
Fees:18.00 Taxes:851.00
20160404-0031926

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 17273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 ($230,000.00) DOLLARS, cash in hand paid by IN2PROPERTIES, LLC, receipt of which is hereby acknowledged, I, SHARI ELAINE HUGHES, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said IN2PROPERTIES, LLC, and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Being the easterly 80 feet front of the southerly 225 feet of the southeasterly part of Lot No. 38 on the Map of B.F. Cockrill'sFarm, of record in Book 161, Pages 134-135, in the Register's Office of Davidson County, Tennessee, and being described according to a loan survey prepared by T.R. Sandford, Surveyor, September 26, 1953, as follows:

BEGINNING in the center of Robertson Avenue at the common corner of Lots Nos. 38 and 39 on the said Plan, said point also being in the center line of a 40-foot unnamed street at its intersection with the center of Robertson Avenue; thence with the centerline of Robertson Avenue, North 73 3/4 degrees West 80 feet to a point; thence parallel with the easterly line of Lot No. 38, North 5 degrees East 225 feet to a point; thence parallel to the centerline of Robertson Avenue, South 73 3/4 degrees East 80 feet to a point in the easterly line of Lot No. 38, which pint is also in the centerline of a 40-foot unnamed street; thence with the centerline of said unnamed street and along the easterly line of Lot No. 38, South 5 degrees West 225 feet to the point of beginning.

Being the same property conveyed to Shari Elaine Hughes by deed from Larry L. Schmittou and wife, Shirley Schmittou, dated February 19, 1993 and of record in Book 8870, Page 615, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Robertson Avenue and Sterling Street (formerly referenced as a 40-foot unnamed street).

This conveyance is subject to restrictions of record in Book 4842, Page 483, Book 1341, Page 254, Book 844, Page 244 and Book 2493, Page 325, as may apply, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Plat Book 161, Pages 134-135 and as revised in Plat Book 5190, Page 364, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage for Metropolitan Government of Nashville, in Book 4026, Page 482, in the Register's Office of Davidson County, Tennessee.

This conveyance may be subject to rents and/or leases.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said IN2PROPERTIES, LLC, its successors and assigns, forever. And I do covenant with the said IN2PROPERTIES, LLC, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said IN2PROPERTIES, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 1st day of April, 2016.

Shari Elaine Hughes
SHARI ELAINE HUGHES

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, SHARI ELAINE HUGHES, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 1st day of April, 2016.

Joseph M. Barrett
NOTARY PUBLIC

My Commission Expires: June 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 1st day of April, 2016.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
IN2 PROPERTIES, LLC
100 Needham Lane
Burns, TN 37029

Parcel No. 091 10 0 002.00