WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160039897 DEEDWARR
Recvd: 05/12/16 15:19 2 pgs
Fees:13.00 Taxes:197.95
20160512-0047603

Y-AH-16-00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
First Choice Enterprises, Inc.	new owner	
(NAME)	(NAME)	**59-13-9.00**
403 Ewing Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUAN REINA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FIRST CHOICE ENTERPRISES, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J.R. Coarsey, Trustee, and all of Lot No. 114, Treppard Heights Subdivision, Section No. 7 of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee, and the Westerly one-half (1/2) of Lot No. 115, said Treppard Heights Subdivision, described as follows: Beginning at an iron pin in the Northerly margin of Hummingbird Drive; said iron pin being the Southerly corner between Lot No. 113 and Lot No. 114, said Treppard Heights Subdivision, Section No. 7, and running North 2 deg. 50 min. West 298 feet to an iron pin; thence North 23 deg. 35 min. West 454.9 feet to an iron pin; thence North 61 deg. 00 min. East 210.3 feet to an iron pin; thence South 19 deg. 21 min. East 409.8 feet to an iron pin; thence South 34 deg. 05 min. East 380.5 feet to an iron pint in the Northerly R.O.W. line of Hummingbird Drive; thence Westerly along a curve having a radius of 983.2 feet 225.5 feet to the point of beginning, containing 3.07 acres, more or less. Less Plat in Book 5210, Page 127

Being the same property conveyed to Juan Reina by Final Decree Conforming Sale, as recorded on the 9th day of October, 2007 in Instrument No. 20071009-0120239; part of Quitclaim Deed from Peter Marcum to IAB Corporation, as recorded on the 6th day of April, 1998 in Deed Book 10873, Page 831 and part of Deed from Phillip Edward Arrington, a single man to Peter Marcum, dba I.A.B., Inc., as recorded on the 5th day of May, 1997 in Deed Book 10443, Page 69, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TREPPARD HEIGHTS SUBDIVISION, SECTION NO. 7, as recorded in Plat Book 2900, Page(s) 13 and Plat Book 5210, Page 127.
- Easement for Sanitary Sewer, recorded in Book 5580, Page 79.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 5112, Page 528.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Hummingbird Drive, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF MAY, 2016.

Juan Reina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212