WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160044915 DEEDWARR
Recvd: 05/27/16 09:59 2 pgs
Fees:13.00 Taxes:1267.25
20160527-0053542

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 342,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2016.

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Steven M. Sloan	FirstBank	Parcel ID:
6258 North New Hope Rd.	318 Seaboard Ln., Ste. 205	08700001200/0870000
Hermitage, TN 37076	Franklin, TN 37067	1300

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 hereby acknowledged, we

Earl R. Hudgens, Jr. and wife, Melinda G. Hudgens

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Steven M. Sloan , unmarried 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:

FIRST TRACT A tract of land in the 4th Civil District of Davidson County, Tennessee, being a part of the property shown on the plan of the partition of the Real Estate of Hollis Hagar, Deceased, as of record in Plan Book 1, page 54, of the Chancery Court at Nashville, and described according to a copy of a survey thereof made by M. B. Fowlkes, Surveyor, in September, 1945, as follows:

BEGINNING at the barrel of a 12-gauge double muzzle-loading shot gun set in the center line of an old roadway in the westerly margin of the New Hope Road; thence with the center line of said old roadway, South 4 deg. 15 min. West 409.8 feet to an iron pin in said roadway at a turn in same; thence along the center of said roadway, South 83 deg. 45 min. East 203.75 feet to the West margin of New Hope Road; Thence with the margin of the same as follows: North 16 deg. 45 min. West 100 feet; North 18 deg. 30 min. West 100 feet, North 22 deg. 30 min. West 100 feet, North 24 deg. 45 min. West 163.5 feet to the point of beginning, said tract of land being triangular in shape.

SECOND TRACT A certain tract of parcel of land in the 4th Civil District of Davidson County, Tennessee and being a part of lot No. 8 on the Plan of the Land of Moses T. Brooks, Deceased, as of record in Minute Book "H", Page 690, County Court for said County, Described as follows, to-wit:

BEGINNING at a point in the center of the New Hope Road and an old roadway, same being the common corners of the A. T. Kent, J. E. Burris, Mrs. Mildred C. Collins and Andy T. Kent et ux and M. C. Kent et ux tracts, thence South 14 deg. 45 min. East 134.5 feet to a point in the center of the said New Hope Road; thence South 11 deg. 30 min. East 42.08 feet to a point in the center of said New Hope Road; thence with the Northerly line of the 1.08 acres tract of land conveyed by Andy T. Kent et ux to Marshall C. Kent et ux, North 88 deg. West 282.5 feet to a stake in the Carmack Binkley line; thence with said line North 4 deg. 15 min. East 188.08 feet to a stake in the center of said old roadway, same being the southwest corner of said A. T. Kent tract; thence with the center of said old roadway, South 83 deg. 45 min. East 224 feet to the point of beginning, according to a survey made July 19, 1983, by John Kohl, Surveyor.

Being the same property conveyed to Earl R. Hudgens, Jr. and wife, Melinda G. Hudgens by deed from John B. Morgan and wife, Alice C. Morgan, of record in Book 6129, Page 825, said Register's Office, dated August 31, 1983.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plan Book 1, Page 54, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6258 North New Hope Rd., Hermitage, TN 37076

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 our hands this 26th day of May, 2016.

Earl R. Hudgens, Jr.

Melinda G. Hudgens

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 Earl R. Hudgens, Jr. and Melinda G. Hudgens, 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 at Nashville, Tennessee, this 26th day of May, 2016.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.