BILL GARRETT, Davidson County
Trans:T20160045214 DEEDWARR
Recvd: 05/27/16 15:20 2 pgs
Fees:13.00 Taxes:4255.00
20160527-0053963

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th Day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 11/20/17

(AFFIX SEAL)

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HV Urban	NEW OWNER	10402012300
(NAME)	(NAME)	
1728 General George Patton Drive, Suite 101		
(ADDRESS)	(ADDRESS)	
Brentwood, TN, 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hidden Valley Homes, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **HV Urban,** 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 part of Block "C" on the Map of Blocks A, B, and C, a subdivision of the original Block "A" 18 in the West End Park, as of record in Book 332, Page 9, Register's Office for said County, described according to a survey made by William Collier Parrish Associates, Civil Engineers, June 1, 1964, as follows:

Beginning at a monument on the Southerly margin of Acklen Park Drive, formerly Grand Avenue, at the corner of Blocks A and C, on said Plan as set out in an agreement as of record in Book 2308, Page 515, said Register's Office; thence with the line as established in said agreement South 38 degrees 30' West 200 feet to an iron stake; thence North 49 degrees 15' West 36 feet to an iron stake: thence North 38 degrees 30' East 25 feet to a corner post; thence North 49 degrees 15' West 39 feet to an iron stake; thence North 38 degrees 30' East 175 feet to an iron stake on the Southerly margin of said Drive; thence with same, South 49 degrees 15' East 75 feet to the beginning.

Being the same property conveyed to Hidden Valley Homes, LLC, by Warranty Deed from Keith Honaker, recorded on October 1, 2013, of record in Instrument No. 20131001-0102900, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☑

This is improved ☐ property, known as 119 Acklen Park Dr., Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 25th day of May 2016.

HIDDEN VALLEY HOMES, LLC

Trina Spangler
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Trina Spangler with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Chief Manager of Hidden Valley Homes, LLC and that she as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Chief Manager

WITNESS my hand and seal this 25th day of May, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 10429

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017