This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
BTD-2056

BILL GARRETT, Davidson County
Trans:T20160055766 DEEDWARR
Recvd: 06/30/16 09:27 3 pgs
Fees:18.00 Taxes:5.55
20160630-0066758

WARRANTY DEED

Address of New Owners:
Marmadon Properties, LLC
1339 Lewis Street
Nashville, TN 37210

Send Tax Bills To:
New Owner

For and 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,
Kevin S. Hassell, Hardy L. Hassell and Shirley M. Hassell, as tenants in common

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Marmadon Properties, LLC

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:

Being a parcel of land in the 17th Council District of Nashville, Davidson County, Tennessee. Bounded on the West by the Easterly margin of Lewis Street. Bounded on the East by the Rashid Nowroozi & Masoud Nazariat, et all property as of record in Instrument No. 201402430034292-R.O.D.C., TN. Bounded on the South by the Northerly margin of Factory Street. Bounded on the West by the Marmadon Properties, LLC property as of record in Instrument No. 201205230044684-R.O.D.C., TN and being more particularly described as follows:

Beginning at a point in the Westerly margin of Lewis Street, said point being the Northwest corner of the Marmadon Properties, LLC property as of record in Instrument No. 201205230044684-R.O.D.C., TN and being the Northwest corner of the tract herein described; thence on a new line, South 86 degrees 11 minutes 32 seconds East, 182.16 feet to a point in Browns Creek; thence, South 00 degrees 11 minutes 48 seconds West, 56.61 to a point in the Northerly margin of Factory Street; Thence with said margin, North 84 degrees 09 minutes 12 seconds West, 73.78 feet; thence , a common line with Marmadon Properties, LLC property as of record in Instrument No. 201205230044684-R.O.D.C., TN North 1 degrees 26 minutes 48 seconds East, 50.00 feet; thence North 84 degrees 09 minutes 12 seconds West, 110.00 feet to the point of beginning. Containing 4,242 sq. feet or 0.09 acres, more or less.

Being part of the same property conveyed to Kevin S. Hassell, Hardy L. Hassell, and Shirley M. Hassell, as tenants in common by deed from E. Bennett Hodges, Jr. and Michael E. Jones, dated August 22, 2014 and of record in Instrument No. 20140825-0077279, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Lewis Street.

This property is subject to all matter shown on a plat of record in Book 21, Page 116 and as revised in Instrument No. 20160414-0035898, in the Register's Office of Davidson County, Tennessee.

This property is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 9596, Page 318, in the Register's Office of Davidson County, Tennessee.

This property is subject to Agreement for Dedication of Easement for Browns Creek Flood Control Project of record in Book 7957, Page 273, in the Register's Office of Davidson County, Tennessee.

The above described property shall be made contiguous with other property belonging to said Grantees, and the above described property shall hereafter be part and parcel of such adjacent property of Grantees identified as Parcel ID: 10508002600. In this regard, it is expressly understood that access to the above described property is exclusively over and across such other property of Grantees.

This is ( ) Unimproved (X) Improved property known as 1318 Lewis Street, Nashville, TN 37210

THIS CONVEYANCE IS SUBJECT TO: 2016 Davidson County Taxes which have been assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 24th day of June, 2016.

Kevin S. Hassell

Hardy L. Hassell

Shirley M. Hassell

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DICKSON~~ El Paso

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

Witness my hand and official seal this the 24 day of June, 2016.

Notary Public

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 3/20/20

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DICKSON~~ El Paso

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

Witness my hand and official seal this the 28 day of June, 2016.

Notary Public

My Commission Expires: 7-05-2019

VERONICA WATTS
NOTARY PUBLIC
In and for the State of Texas
My commission expires
07-05-2019

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DICKSON~~ El Paso

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

Witness my hand and official seal this the 28 day of June, 2016.

V Watts
Notary Public

My Commission Expires: 7-05-2019

VERONICA WATTS
NOTARY PUBLIC
In and for the State of Texas
My commission expires
07-05-2019

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $1,500.00.

Melody E Lastra
Affiant

Subscribed and sworn to before me, this the 29 day of June, 2016.

Cissy J. Williams
Notary Public

My Commission Expires:

CISSY J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 11-21-2017

Map:
Parcel: P/O 105080029.00