THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057850** BILL GARRETT, Davidson County Trans:T20160060116 DEEDWARR Recvd: 07/13/16 14:49 2 pgs Fees:13.00 Taxes:4125.50 20160713-0071928	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,115,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2016. Notary Public My Commission Expires: _____ WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jennifer H. Hinote 3516 RICHLAND AVE Nashville TN 37205-2354	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-05-0-395.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **3516 Richland, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer H. Hinote and Lloyd Hinote, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract One: Land in Davidson County, Tennessee, being Lot No. 107 in Block 4, Division "A" of the Plan of the Richland Realty Company, as of record in Book 161, Page 151. Register's Office for Davidson County, Tennessee and described as follows"

Beginning at a point of the Northerly margin of Richland Avenue, 352.5 feet of Bowling Street, running thence Easterly along said margin of Richland Avenue 50.5 feet to a point; thence, Northerly in a line with Bowling Street 178 feet to a point on the Southern margin of an alley, which is 405 feet East of Bowling Street; thence, Westerly along the margin of said alley 50.5 feet to a point; thence, Southerly in a line parallel with Bowling Street, 179 feet, more or less to the point of Beginning.

Tract Two: Being a part of Lot 107 of Richland Realty Company's Division "A" Block "4" as of record in Subdivision Book 3890, Page 754, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point, said point being at the intersection of the West dedicated right-of-way line of Park Circle and the North dedicated right-of-way line of Richland Avenue; thence, with the North dedicated right-of-way line of Richland Avenue; along a curve to the right with a radius of 1602.02 feet for 534.5 feet to a point of beginning; thence, continuing with the North dedicated right-of-way line of Richland Avenue along a curve to the right with a radius of 1,602.02 feet for 17.5 feet to a point:; thence, North 6 degrees 40 minutes East for 35.0 feet to a point; thence South 23 degrees 40 minutes East for 26.3 feet back to the point of beginning and containing 230 square feet and being part of the same property conveyed to George B. Spencer, one by Emma Blankenship of record in Book 2994, Page 37 and the other by Jessie A. Spencer of record in Book 3890, Page 754, said Register's Office.

Note: The description of Tract 2 has been included above in an effort to completely describe the property. The preparer of this document acknowledges that the property described as Tract 2 may already be included in the property described as Tract 1.

Being the same property conveyed by Warranty Deed from Linda Spencer Carpenter and Mike Carpenter, wife and husband to 3516 Richland, LLC, a Tennessee limited liability company as recorded on the 28th day of July, 2015 in Instrument No. 20150728-0074096 and Executor's Deed

from Linda Spencer Carpenter, being the Executrix of the Estate of George B. Spencer, deceased to Linda Spencer Carpenter as recorded on the 14th day of February, 2008 in Instrument No. 20080214-0015039; Probate Docket #07P-319; Quitclaim Deed from State of Tennessee to Mr. George B. Spencer as recorded on the 26th day of April, 1985 in Deed Book 6542, Page 619 and Warranty Deed from Jessie A. Spencer, an unmarried person to George B. Spencer as recorded on the 14th day of May, 1965 in Deed Book 3890, Page 754, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY COMPANY, as recorded in Plat Book 161, Page(s) 151.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6542, Page 619.

This is improved property located at 3516 RICHLAND AVE Nashville TN 37205-2354

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2016.

3516 Richland, LLC.

By: _____
John N. Ozier, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared John N. Ozier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to a member (or other officer authorized to execute the instrument) 3516 Richland LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of July 2016.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018