WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-16-913-T

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)
Jeffrey A. Hardwick	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**82-13-30.00**
913 Phillips Street	**4025 Hillsboro Road, #601**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37215**	
(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, **RICHARD HOEHN AND CATHERINE ROLEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY A. HARDWICK, A SINGLE MAN,** 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 certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being part of Lot No. 183 in McNairy's Mansion House Tract, described as follows:

Beginning on the Southerly side of Haslam Street about 208 feet Westerly from the Westerly margin of Ninth Avenue North, formerly McLemore Street, being John W. Coffer's Northwest corner; thence with his Westerly line, Southerly 129 feet to the Northerly margin of an alley; thence, with said alley, Westerly 25 feet; thence Northerly parallel with the first line 129 feet to the Southerly margin of Haslam Street; thence, with the Southerly margin of said street, Easterly 25 feet to the beginning.

Being the same property conveyed to Richard Hoehn and Catherine Rolen, husband and wife, by Warranty Deed from Michelle Marie Carter, unmarried, recorded September 4, 2013 in Instrument No. 20130904-0092926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9, Front Flyleaf, Register's Office for Davidson County, Tennessee.
- Restrictions for Phillips-Jackson Redevelopment Plan of record in Book 9183, Page 130, amended in Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **913 Phillips Street, Nashville, Tennessee 37208**.

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.

BILL GARRETT, Davidson County
Trans:T20160087205 DEEDWARR
Recvd: 10/04/16 12:33 2 pgs
Fees:13.00 Taxes:1698.30

20161004-0104594

Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2016.

Richard Hoehn

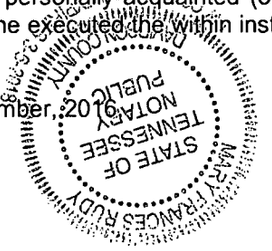
Catherine Rolen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD HOEHN, 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 30th of September, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE ROLEN, 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 30th of September, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212