PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

// BILL GARRETT, Davidson County
Trans:T20160103379 DEEDWARR
Recvd: 11/22/16 12:59 2 pgs
Fees:13.00 Taxes:277.50
20161122-0123338

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of November, 2016 by and between John Edward Powell and Joann Powell (Life Estate), hereinafter referred to as GRANTOR, and Hill Street Property, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being the easterly 72 feet of Lot No. 14 on the Plan of the Old Fairgrounds, as of record in Book 21, page 116, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of North Hill Street and Lewis Street, formerly East Hill Street, thence with the northerly margin of North Hill Street, westerly 72 feet to the southeast corner of A. Minty Jones' lot; thence with the easterly line of said lot, northerly 160 feet to the southerly margin of an alley; thence with said alley, eastwardly to the westerly margin of Lewis Street, formerly East Hill Street; thence with the westerly margin of said street, southerly 161.4 feet, more or less to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 14 on the Plan of the Subdivision of the Old Fairgrounds, as of record in Book 21, page 116, Register's Office for said County.

Said part of Lot No. 14 fronts 50 feet on the northerly side of Stanley, formerly North Hill Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to John Edward Powell, by Quitclaim Deed Retaining a Life Estate, from Joann Powell (Life Tenant), dated June 5, 2012, recorded June 7, 2012, of record in Instrument No. 20120607-0049978, Register's Office for Davidson County, Tennessee.

Tract 1:

Previously being the same property conveyed to Joe Fredrick Powell, by Quitclaim Deed, from Freeman Investment, L.P. dated December 30, 2003, recorded December 30, 2003, of record in Instrument No. 20031230-0183831, Register's Office for Davidson County, Tennessee. Joe F. Powell having since died, leaving said property to Joann Powell by Last Will and Testament of record in Instrument No. 20110323-0022418, Register's Office for Davidson County, Tennessee.

Tract 2:

Previously being the same property conveyed to Joe Fredrick Powell, by Quitclaim Deed, from Freeman Investment, L.P., dated December 30, 2003, recorded December 30, 2003, of record in Instrument No. 20031230-0183832, Register's Office for Davidson County, Tennessee. Joe F. Powell having since died, leaving said property to Joann Powell by Last Will and Testament of record in Instrument No. 20110323-0022418, Register's Office for Davidson County, Tennessee.

This is [ ]improved [xx]unimproved property known as: 44 & 46 N Hill Street, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John Edward Powell

Joann Powell

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, John Edward Powell and Joann Powell (Life Estate), to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of November, 2016.

Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18 2019
COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Hill Street Property, LLC
2060 Bungalow Drive #612,
Thompsons Station TN 37179

Send Tax Statements to:
Hill Street Property, LLC
2060 Bungalow Drive #612,
Thompsons Station TN 37179

M&P Tract 2: 10504009500 M&P Tract 1: 10504009400

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $75,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of November, 2016.

Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18 2019
COUNTY OF RUTHERFORD

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-610