WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Rebecca Mahaffey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Mahaffey	Rebecca Mahaffey	033-00-0-089.00
(NAME)	(NAME)	
4045 Dickerson Pike	4045 Dickerson Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, I, **Jo H. Evans,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rebecca Mahaffey and Steven Ballard,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 4045 Dickerson Pike, Nashville, TN 37207
(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 18th day of November, 2016.

Jo H Evans

Jo H Evans

BILL GARRETT, Davidson County
Trans:T20160106217 DEEDWARR
Recvd: 12/02/16 12:50 4 pgs
Fees:23.00 Taxes:1850.00

20161202-0126715

State of Tennessee
County of Sumner

Personally appeared before me Jo H. Evans, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of November, 2016.

_____
Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 162018

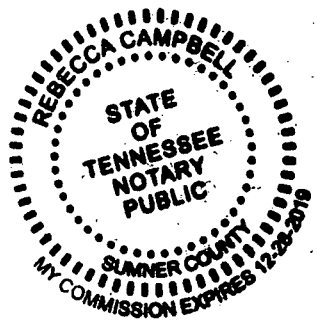


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT ONE: 4045 Dickerson Road, Nashville, TN 37207 (Tax Map ID #03300008900

Trace No. One:

Land in Davidson County, Tennessee, being part of the property of Lewis Young, et ux, as recorded in Book 2012, Page 76, Register's Office for Davidson County, Tennessee, and being shown as Tract 1 on the division of said property, described as follows:

Beginning at a point in the east line of Dickerson Road 55 feet east of the center of Dickerson Road; thence along the east line of Dickerson Road; thence N 27 deg. 10' E for 93.43 feet to a point 55 feet east of the center of Dickerson Road; thence N 62 deg. 50' W 15.00 feet to a point in the east line of Dickerson Road; thence N 27 deg. 10' E for 800.34 feet to the northwest corner of this tract; thence leaving Dickerson Road S 89 deg. 30' E for 800.00 feet to the northeast corner of this tract and the northwest corner of Tract 2; thence along the west line of Tract 2 and the east line of Tract 1, S 1 deg. 15' W for 940.35 feet to a point in the center of of existing Curtis Drive; thence N 86 deg. 30' 20" W for a distance of 1,041.01 feet to a point in the southeast corner of the Nazarene Church Property; thence N 9 deg. 00' E for 148.50 feet to a point in the northeast corner of said Church property; thence N 86 deg. 30' 20" W for 197.00 feet to the point of beginning, containing 22.34 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is a portion of the above described property having been conveyed to House of Prayer Christian Church by deed of record in Book 9909, page 863, said Register's Office, and being more particularly described as follows:

Land in Davidson County, Tennessee, described according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor, License No. 924, White House, TN, dated 12/20/95, as follows: BEGINNING at an iron pin set in the line of Madison Utility District, the most Southwest corner of the House of Prayer Church property, and being the most Southwest corner of the property described herein; thence with said Church property, North 8 deg. 57 min. 11 sec. East 146.70 feet to an iron pin set, corner to said Church property; thence South 82 deg. 09 min. 13 sec. East 128.14 feet to an iron pin set; thence South 8 deg. 57 min. 11 sec. West 146.70 feet to an iron pin set in the line of Madison Utility District; thence with said property, North 82 deg. 09 min. 13 sec. West 128.14 feet to the beginning, containing, 0.46 acres, more or less.

Parcel No. 2: A small tract of land in the Third Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being apart of Parcel 180 on Tax Map 33 and being more particularly described according to plat by Ragan-Smith-Associates, Inc., dated 2/8/00, Job No. 2000-004, as follows:

To reach the point of beginning, start at the Southerly common corner of Parcels 89 and 180, Tax Map 33, in the center of Curtis Drive where it now ends; thence with the common Parcels 89 and 180, North 7 deg. 02 min. 21 sec. East 53.44 feet to the true point of BEGINNING; thence with the common line of Parcels 89 and 180, North 7 deg. 02 min. 21 sec. East 113.65 feet to the point; thence South 37 deg. 08 min. 03 sec. East 7132 feet to a point; thence with a curve to the left (radius 325.00 feet) Southwesterly a distance of 80.00 feet to the point of BEGINNING and having a chord bearing and distance of South 45 deg. 48 min. 51 sec, West 79.798 feet and containing 0.062.acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is a portion of the above described property having been conveyed to Jeremiah Development LLC by deed of record Instrument No. 20061005-0123600, said Register's Office, and being more particularly described as follows:

Land lying at the North end of Curtis Drive in the Fourth Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee. Being part of the land deeded to Jessie B. Cobb by deed of record in Instrument No. 20041229-0153990, said Register's Office, described as follows:

BEGINNING at a concrete monument (old) at the North end of said Curtis Drive and marking the Northeast corner

of Lot 8 of "Ozark Hills" as recorded in Book 3700, Page 20, R.O.D.C., TN; thence, 1) with the North line of said Lot 8, North 82 deg. 18 min. 07 sec. West, a distance of 425.97 feet to a capped Y2" iron rod (new); thence, 2) severing said Cobb land, North 07 deg. 02 min. 51 sec. East, a distance of 963.72 feet to a capped "A" iron rod (new) on the South line of Reserve Parcel A of "Pleasant Hill" as recorded in Book 2900, Page 69, R.O.D.C., TN; thence, 3) with the South line of said Reserve Parcel A, South 81 deg. 22 min. 53 sec. East, a distance of 453.77 feet to a capped "A" iron rod (new) marking the Northwest corner of the land deeded to Southern Home Builders, LLC by deed of record in Instr. No. 20051012-0122981, R.O.D,C., TN; thence, with the West line of said Southern Home Builders land the following 4 calls: 4) South 07 deg. 02 min. 22 sec. West, a distance of 788,89 feet to a capped "W" iron rod (new); thence, 5) South 37 deg. 07 min. 43 sec. East, a distance of 71.71 feet to a capped 1/2" iron rod (new) on the West right of way line of the proposed extension of said Curtis Drive; thence, 6) with said West right of way line and with a curve to the left, Southwesterly an arc length of 116.46 feet, said curve having a radius of 325,00 feet, a delta angle of 20 deg. 31 min. 52 sec., a chord of South 42 deg. 35 min. 50 sec. West, 115.84 feet to a capped /2" iron rod (new) at the point of tangency; thence, 7) South 32 deg. 47 sec. 06 min. West, a distance of 23.93 feet to the Point of BEGINNING, containing 10.043 acres, more or less.

Included in the above described property are the 20 foot easements for Sanitary Sewer and Drainage Easements as set out in Instr. No, 20061005-0123600, said Register's Office.

Parcel 3: 0 Dickerson Road, Nashville, TN 37207 (Tax Map ID 03300029200):

A certain tract or parcel of land in the Third Civil District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, Registered Land Surveyor, License No. 1465, dated 7/21/03, as follows, to-wit:

BEGINNING at an iron pin at the Northeast corner of the property conveyed to The House of Prayer (Map 33, Parcel 249, TAODCT); thence South 82 deg. 09 min. 13 sec. East 315.72 feet to an iron pin; thence, South 08 deg. 30 min. 28 sec. West 137.41 feet to a post in the line of the property of Sara C. Gregory (Map 42, Parcel 31, TAODCT); thence with said fence line and the property of Gregory and continuing with the property conveyed to Shelton Properties, LLC (Map 33, Parcel 215, TAODCT), North 83 deg. 49 min. 45 sec. West 317.08 feet to an iron pin marking the Southeasterly corner of property conveyed to The House of Prayer; thence with the Easterly line of The House of Prayer property, North 08 deg. 56 min. 41 sec. East 146.70 feet to an iron pin marking the point of Beginning and containing 1.031 acres, more or less.

Being the same property conveyed to Jo H. Evans by Quitclaim from Charles E. Evans dated 10/16/14 and recorded 10/22/14 in Instrument Number 20141022-0097398, said Register's Office for Davidson County, Tennessee.