WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111607 DEEDWARR
Recvd: 12/19/16 15:18 4 pgs
Fees:23.00 Taxes:1313.50
20161219-0133250

The actual consideration or value for this transfer is $ 355,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 16 day of December, 2016

NOTARY PUBLIC
My Commission Expires: 03/03/2020

NOTARY PUBLIC AT LARGE

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Twelve Stones Developments Corp. 3863 Crouch Drive Nashville, TN. 37207	New Owner	041-00-0-041.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Twelve Stones Developments Corp., and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, RICHARD O. HODGES and MATTHEW O. HODGES, Both Unmarried, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

TWELVE STONES DEVELOPMENTS CORP., a Tennessee Corporation, the GRANTEE herein, its heirs successors and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

See attached Exhibit "A"

The above description is the same as in the previous deed of record.

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, its heirs successors and assigns, forever. We do covenant with the said GRANTEE 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. 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, its heirs successors and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for Davidson County, Tennessee, or otherwise, as may affect the property, including the following:

Davidson County property taxes for 2015 & 2016; including Any Roll-Back Taxes due on the property which shall be paid by the Grantee; Judgments, of record as Instrument Numbers 20120626-0055826, 20120810-0071815, 20160418-0037364, and Metro Codes letters at #20150909-0091640 & 20160418-0037364, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 4000 Brick Church Pike, Nashville, Tennessee 37207.

Witness our hands this 16th day of December, 2016.

Richard O. Hodges
RICHARD O. HODGES

MATTHEW O. HODGES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, **Leroy Johnston Ellis, IV**, a Notary Public in and for said County and State, the within named **RICHARD O. HODGES and MATTHEW O. HODGES**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 16th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

From: Richard O. Hodges
and
Matthew O. Hodges

To: Twelve Stones Developments Corp.

Property:

4000 Brick Church Pike
Nashville, TN 37207

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee 37138
615-847-2000

johnny@ljelaw.com
www.ljelaw.com

EXHIBIT "A"

A tract of land in the 10th and 12th Civil Districts of Davidson County, being Lot No. 4 on the Plan of the Hill Tract of the Lands of T. T. Shaw, deceased, as of record in Minute Book "Q", page 470, County Court for said County, and a 35.5 acre tract lying adjacent to and East of said Lot No. 4, described together according to a survey made by Geo. W. Watkins, Surveyor, February 22, 1952, as follows:

BEGINNING at a point in the center of Brick Church Pike at the Southeast corner of the property conveyed to Jackson; thence with the Southern boundary line of said Jackson property along an old fence North 85° 45' West 2,076 feet to a point on the Eastern boundary line of said Lot No. 4; thence with the Eastern boundary line of said Lot No. 4 North 2° 15' East 112 feet to the Southeast corner of Lot No. 3 and 4 Westwardly 1,452 feet to a point; thence South 12° 30' East346.5 feet to a point; thence Southwardly 280.5 feet to a point; thence Eastwardly 1,386 feet to a point; thence South 20° East 135 feet; thence North 83° East 2,010 feet to the center of said Brick Church Pike; thence with the center of said Brick Church Pike North 19° 45' West 535.5 feet to the Beginning, containing 54.5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Land in the 10th and 12th Civil Districts of Davidson County, Tennessee being part of Lot No. 4 on the Plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q" page 470, County Court for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows:

BEGINNING at the Northeast corner of a part of Lot No. 5 of the Hill Tract, conveyed to Walter E. Gasser by deed from James M. Shaw, of record in Book1077, page 423, Register's Office for said County, said point being also the Southeast corner of the property conveyed to C.F. Thomason; thence with the Eastern boundary line of said Thomason's property North 18° 50' 50" West 354.34 feet to the Southwest corner of Lot No. 3 of the Hill Tract conveyed to J. W. Williams by deed from R.A. Taylor and wife, of record in Book 2139, page 431, said Register's Office; thence with the Southern boundary line of said Williams' property and an old fence North 85° 16' 30" East 640.34 feet to a fence corner tree; thence South 14° 18' 40" West 454 feet; thence South 75° 41' 20" East 392.2 feet; thence South 14° 18' 40" west218.16 feet to a point in the Northern boundary line of the property owned by Walter E. Gasser; thence with said Gasser's line due West (270°) 707.56 feet to a 48 inch beech tree at the Southeast corner of said Lot No. 5 owned by Gasser; thence with the Eastern boundary line of said Lot No. 5 North 44° 45' West 361.4 feet to the beginning; And being the Parcel of land conveyed to A.G. Beaman and T.B. Baker, Jr. d/b/a Capitol Broadcasting Company by deed from Owen E. Hodges and wife Mary Margaret Hodges of record in Book 2247, page 195, Register's Office for Davidson County, Tennessee and containing 9.84 acres, more or less.

R.O.H
M.O.H.

EXHIBIT "A"

The above described Tract being a **part** of the property conveyed to Owen E. Hodges and wife, Mary Margaret Hodges by deed from Walter E. Gasser and wife Margaret K. Gasser of recorded July 10, 1952 in Book 2038, page 124, Register's Office for Davidson County, Tennessee.

The said Owen E. Hodges having died August 27 2011, leaving his widow, Mary Margaret Hodges as the surviving tenant by the entirety. The said Mary Margaret Hodges having since died September 11, 2011, testate in Davidson County, and pursuant to her Will of record in the Probate Court of Davidson County, Tennessee, Docket No. 11P-1670, devised said property to her son and grandson, Richard Hodges and Matthew Hodges, as also reflected in Affidavit of record at Instrument #20151217-0127050, Register's Office for Davidson County, Tennessee.

Richard O. Hodges and Matthew O. Hodges being one and the same persons as Richard Hodges and Matthew Hodges respectively.

R.O.H.
M.O.H.