NEW OWNER:

1401 Hildreth LLC
4025 Wallace Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1158

Map/Parcel #131-14-0-093.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170004940 DEEDWARR
Recvd: 01/18/17 14:26 3 pgs
Fees:18.00 Taxes:1850.00
20170118-0005547

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Thousand and 00/100 Dollars ($500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RONALD L. WINTERS, JAMES A. WINTERS AND JOSEPH G. WINTERS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **1401 HILDRETH LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Seven Hills, Section 6 of record in Plat Book 2900, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Hildreth Drive at the common corner of Lots Nos. 306 and 307; thence with the line between said lots, Southerly 283.8 feet to a point in the Northerly line of Lot 308; thence with the line between Lots 307 and 308, Easterly 110 feet to a point at the beginning of a curve; thence around said curve, Northeasterly 86.5 feet to a point in the Westerly margin of Villa Green Drive; thence with the margin of the same, Northerly 182.8 feet to a point at the beginning of a curve; thence around said curve, Northwesterly, 38.8 feet to a point in the Southerly margin of Hildreth Drive; thence with the margin of the same, Westerly ; 140.4 feet to the beginning.

Being the same property conveyed to Willis O. Winters and wife, Jeanette C. Winters by Warranty deed from Haury & Smith Contractors, Inc., of record in Book 3163, page 155, Register's Office for Davidson County, Tennessee, dated December 02, 1960 and recorded on

December 08, 1960 and Affidavit of Heirship recorded in Instrument No. 20161005-0104962, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 1401 Hildreth Drive, Nashville, Tennessee 37235.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 13th day of **January, 2017**.

RONALD L. WINTERS

JAMES A. WINTERS

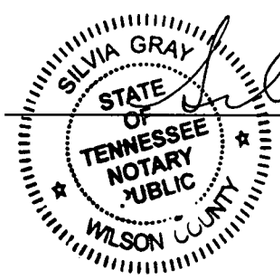
JOSEPH G. WINTERS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RONALD L. WINTERS, JAMES A. WINTERS AND JOSEPH G. WINTERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of **January, 2017**.



NOTARY PUBLIC

My commission expires: 9-20-20

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The actual consideration or value, whichever is greater, for this transfer is $ **500,000.00** .

AFFIANT

Sworn to and subscribed to before me this 13 day of **January, 2017**.



NOTARY PUBLIC

My commission expires: 9-20-20