Davidson County DEEDWARR Recvd: 01/18/17 14:45 3 pgs Fees:18.00 Taxes:740.00 **20170118-0005579**	**STATE OF TENNESSEE** **COUNTY OF** The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this 18th day of January, 2017. Notary Public My commission expires: 10/2/17
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
HM Development, LLC	**HM Development, LLC**	**107-00-0-024.00**
3725 Lipton Place	**3725 Lipton Place**	
Antioch, TN 37013	**Antioch, TN 37013**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Phillip Taylor Darden, unmarried, devisee under the Will of Ethel C. Taylor

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

HM Development, LLC, a Tennessee limited liability company,

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 024.00 AS SHOWN ON TAX MAP 107-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT (FOUND) IN THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY (I-40) AND THE EASTERLY MARGIN OF MASSMAN DRIVE, SAID CONCRETE MONUMENT (FOUND) BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY (I-40), N79°10'10"E, 528.92' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE WESTERLY LINE OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226, (R.O.D.C., TN), S16°57'07"E, 348.23' TO AN IRON ROD (FOUND);
THENCE, CONTINUING WITH THE WESTERLY LINE OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226, (R.O.D.C., TN), S20°41'41"E, 425.29' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE LEONARD D. DUNN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4576, PAGE 510, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE NORTHERLY LINE OF THE LEONARD D. DUNN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4576, PAGE 510, (R.O.D.C., TN), S88°41'16"W, 411.76' TO AN IRON PIPE (FOUND), SAID IRON PIPE (FOUND) BEING THE SOUTHEAST CORNER OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122722, (R.O.D.C., TN), AND SAID IRON PIPE (FOUND) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE EASTERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122722, (R.O.D.C., TN) AND THE EASTERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN), N13°41'58"W, 330.83' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN), N88°35'14"W, 43.86' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE SOUTHEAST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN);
THENCE, WITH THE EASTERLY LINE OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN), N11°30'16"W, 163.18' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN);
THENCE, WITH THE NORTHERLY LINE OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN), S78°26'47"W, 144.87' TO A CONCRETE MONUMENT (FOUND), AND THE BEGINNING OF A CURVE TO THE LEFT;
THENCE, WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 25.00', THROUGH A CENTRAL ANGLE OF 90°44'24", AN ARC LENGTH OF 39.59', A CHORD BEARING OF S33°24'47"W, AND A CHORD DISTANCE OF 35.58' TO AN IRON ROD (FOUND) IN THE EASTERLY MARGIN OF MASSMAN DRIVE, SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN);
THENCE, WITH THE EASTERLY MARGIN OF MASSMAN DRIVE, N11°17'41"W, 221.60' TO THE POINT OF BEGINNING.
CONTAINING 7.08 ACRES, MORE OR LESS. ACCORDING TO A SURVEY PREPARED BY H & H LAND SURVEYING, INC., 612A FITZHUGH BOULEVARD, SMYRNA, TENNESSEE 37167 FILE: 2016-0920.

Being part of the same property conveyed to Ella C. Darden, unmarried by Installment Deed from L.R. Campbell, of record in Book 841, page 227, Register's Office for Davidson County, Tennessee, dated April 15, 1930 and recorded on April 30, 1930. The said Ella C. Darden having since died, and by her Last Will and Testament of record in Will Book 117, page 581, Probate Court of Davidson County, Tennessee, devised the subject property to her sister, Ethel C. Taylor. The said Ethel C. Taylor a/k/a Ethel Darden Taylor, died on April 8, 1992, and by her Last Will and Testament, a copy of which is of record in Instrument Number 20020412-0045706, Register's Office for Davidson County, Tennessee, devised the subject property to her son, Phillip Taylor Darden.

This is unimproved property known as **912 Massman Drive, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successor and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee..

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successor 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of January, 2017.

Phillip Taylor Darden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Phillip Taylor Darden, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 18th day of January, 2017.

Michelle W Locke
Notary Public
My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 5016482

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W Locke

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sherri Ann Church

Notary Public

My Commission Expires: 12/18/18

