BILL GARRETT, Davidson County
Trans:T20170009181 DEEDWARR
Recvd: 01/31/17 14:55 4 pgs
Fees:23.00 Taxes:851.00
20170131-0010409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 2017.

NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jeffry Kinman 5707 Ohio Ave. Nashville, TN 37209	Jeffry Kinman 5707 Ohio Ave. Nashville, TN 37209	048-00-0-046.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MORRIS B. HADDOX, III AND NATHAN HADDOX, CO-EXECUTORS OF THE ESTATE OF MORRIS B. HADDOX, JR.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JEFFRY KINMAN

hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I

Land in the 13th Civil District of Davidson County, Tennessee:

BEGINNING at a spike In the center of Eaton's Creek Road (This being the Northwest Corner of D. D. Patton's property); running N 53° 30' E 562 ' with a wire fence to a 8" hackberry at the intersection of two wire fences in Downy's West line; thence N 17° 15' W 104 ' to a stake in [the] wire fence in Downy's West line; turning and running S 53° 30' W 590 feet with Bell Johnson's South boundary line (passing an 8" hackberry one ft. North) to a

spike In the center of Eaton's Creek Road (passing a stake In Ethel right of way line); turning and running S 37° 15' E 101' with the center of the said road to the BEGINNING: containing 1.32 acres, more or less. This property is located on the East side of Eaton's Creek Road, three miles North of Jordonia.

Being the same property conveyed to MORRIS B. HADDOX, by deed from CORNELIA H. EDWARDS, of record in Book 3615, Page 185, dated July 2, 1963, said Register's Office. MORRIS B. HADDOX, JR., having since died on or about March 26, 2016. Pursuant to the Last Will and Testament in the Estate of MORRIS B. HADDOX, JR., in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P880, MORRIS B. HADDOX, III AND NATHAN HADDOX, were appointed Co-Executors of the Estate of MORRIS B. HADDOX, JR.

Tract II

Land In the 13th, formerly 23rd, Civil District of said County and State, described as follows
Beginning In the center of Eaton Creek Road at the northwest corner of the property conveyed to Mrs. Julia Haddox by deed from Pearlie Johnson, et al, of record In Book 2998, page 505, Register's Office for said County; thence with the northwesterly line of said Haddox property North 53° 30' East 590 feet to said Haddox northeast corner; thence North 17-1/4° West 77 feet to a post, the southeast corner of a tract of land conveyed to Robt. Gleason by deed from G. W. Nix; thence with said Gleason's line South 75-1/2° West 312 feet; thence South 53° West 330 feet to the center of Eaton Creek Road; thence with the center of said Road South 37-1/4° East 181.625 feet to the beginning, containing 3.31 acres, more or less.

Being the same property conveyed to MORRIS B. HADDOX, by deed from LEONA JOHNSON TOMPKINS, ELIZABETH JOHNSON HARDIN, MARY JOHNSON ROBINSON, ROSIE LEE JOHNSON BOWERS, MINNIE MARIE JOHNSON DOWDY, SARA JUANITA YOUNG MARTIN AND KATHRYN LORETTA YOUNG WILSON, of record in Book 4059, Page 492, dated September 7, 1966, said Register's Office. MORRIS B. HADDOX, JR., having since died on or about March 26, 2016. Pursuant to the Last Will and Testament in the Estate of MORRIS B. HADDOX, JR., in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P880, MORRIS B. HADDOX, III AND NATHAN HADDOX, were appointed Co-Executors of the Estate of MORRIS B. HADDOX, JR.

This improved property is known as 4722 Eatons Creek Road, Nashville, TN 37218.

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, his heirs and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his 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 our hands this 25th day of January, 2017.

SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON SEPARATE PAGES
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Morris B. Haddox, III, Co-Executor of the Estate
of Morris B. Haddox, Jr.

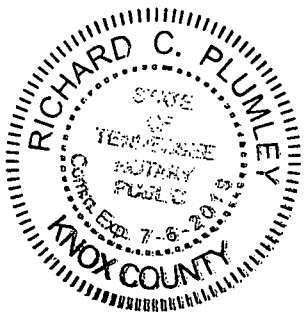
STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Morris B. Haddox, III, Co-Executor of the Estate of Morris B. Haddox, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of January, 2017.

Richard C. Plumley
Notary Public

My commission expires: 7-6-2019



Nathan Haddox, Co-Executor of the Estate
of Morris B. Haddox, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nathan Haddox, Co-Executor of the Estate of Morris B. Haddox, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of January, 2017.

Andrea L Patton
Notary Public

My commission expires: 7-6-2020

