Davidson County DEEDWARR
Recvd: 08/18/17 09:11 5 pgs
Fees:28.00 Taxes:1076.70
20170818-0084862

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of August, 2017.

Notary Public

(Affix Seal)
My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2017-846

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
HP HOLDINGS LLC, a Tennessee limited liability company 2400 Dalebrook Court Nashville, TN 37206-1340	SAME AS NEW OWNER	168.00-0-239.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Johnny J. Howell, Executor of the Johnny E. Howell Estate** and **Kisa Lynn Seator, Executor of the Johnny E. Howell Estate** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **HP HOLDINGS LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land in the 35th Councilmanic District of Davidson County, State of Tennessee located North of Hester Beasley road, South of Highway 100, and West of Haselton Road, belonging to Johnny Howell, as shown in Instrument 20021030-0132774 in the Registers Office of Davidson County Tennessee (RODCT), and being shown on Map 168-00 as Parcel (239.00) in Davidson County, and being Tract D on the Lonie Howell Heirs Property, as shown on survey by Boyd B. Gibbs, dated August 20 2002, and being more particularly described as follows:

To get to the point of Beginning start at an iron pin on the North margin of Hester Beasley Road, said iron pin being the southwest corner of Parcel (108.00) as shown on Map 168-00, belonging to Roberts, as evidenced in Instrument 20120106-0001704, and said iron pin being the easternmost corner of Parcel (265.00) as shown on Map 168-00, belonging to Franz, as evidenced in Instrument Number 20051206-0146570, thence with the east line of Franz North 10 degrees 07 minutes 20 seconds West a total distance of 907.90 feet to an iron pin at the northeast corner of Franz, said iron pin being at the southeast corner of Parcel (088.00) as shown on Map 168-00, belonging to Monroe, as evidenced in Instrument 20031020-0154903, and passing an iron pin at 796.40 feet, at the northwest corner of Roberts, said iron pin being at the southwest corner of Parcel (238.00) as shown on Map 168-00, belonging to Binkley, as evidenced in Instrument 20021030-0132776, thence continuing with the east line of Monroe North 05 degrees 18 minutes 00 seconds East, a total distance of 621.40 feet to an iron pin at the southwest corner of Parcel (239.00) as shown on Map 168-00, belonging to Johnny Howell, as evidenced in Instrument 20021030-0132774, said iron pin being the point of BEGINNING, and having passed an iron pin at 323.56 feet, at the northwest corner of Binkley, and said iron pin being at the southwest corner of Parcel (240.00) as shown on Map 168-00, belonging to Maxedon, as evidenced in Instrument 20060511-0055213, and said point of BEGINNING being the southwest corner of the property herein described, and said point of BEGINNING being the northwest corner of said Parcel (240.00), thence;

1. Continuing with the east line of Monroe North 05 degrees 23 minutes 47 seconds East, a distance of 675.85 feet to an iron pin, said iron pin being the southwest corner of parcel (092.00) as shown on Map 168-00, belonging to

8131 Old Harding Pike LLC, as evidenced in Instrument 20160324-0028080, said iron pin also being the northwest corner of the property herein described, thence;

2. With the south line of 8131 Old Harding Pike LLC, South 86 degrees 29 minutes 41 seconds East, a distance of 435.96 feet to an iron pin, said iron pin being an interior corner of said Parcel (092.00), said iron pin also being the northwest corner of Parcel (241.00) as shown on Map 168-00, belonging to Howell, as evidenced in Instrument 20111222-0100217, said iron pin also being the northeast corner of the property herein described, thence;
3. With the west line of said Parcel (241.00), South 04 degrees 49 minutes 02 seconds East, a distance of 412.58 feet to an iron pin, said iron pin being the southeast corner of said Parcel (241.00), and said iron also pin being an interior corner of said Parcel (240.00), said iron pin also being the easterly most point of the property herein described, thence;
4. With the northwest line of Maxedon, South 39 degrees 12 minutes 48 seconds West, a distance of 289.37 feet to an iron pin, said iron pin being an interior corner of said Parcel (240.00), and said iron pin also being the southeast corner of the property herein described, thence;
5. With the north line of Maxedon, South 88 degrees 13 minutes 22 seconds West, a distance of 350.58 to an iron pin, the BEGINNING, and having passed an iron pin at 85.00 feet, said pin being the center line of a 50-foot Ingress-Egress Easement. Property herein described containing 6.8695 acres more or less (299238 square feet) according to a survey by Jesse Walker, RLS dated August 14, 2017. Exhibit A attached and recorded here with.

Said property is also subject to an existing Ingress-Egress Easement more particularly described as follows:

Being a 50-foot ingress-egress easement serving Tracts A,B,D,E,G, and H of the said Lonie Howell Heirs Property, the centerline of which is more particularly described as follows: Beginning at a point on the northerly margin of Hester Beasley Road lying South 63 degrees 30 minutes West a distance of 26.36 feet from an iron rod at the southeast corner of aforesaid Parcel (108.00) and southwest corner of Parcel (242.00) as shown on Map 168-00, belonging to Porter, as evidenced in Instrument 20170606-0056424; thence, crossing said Parcel (108.00) North 45 degrees 00 minutes West a distance of 186.95 feet to a point, thence; continuing to cross Parcel (108.00) with a curve to the right having a radius of 189.86 feet, a delta angle of 62 degrees 00 minutes, a curve length of 205.45 feet, a chord bearing of North 14 degrees 00 seconds West, and a chord distance of 195.57 feet to a point, thence; continuing to cross Parcel (108.00) North 17 degrees 00 minutes East a distance of 160.00 feet to a spike at the northeast corner of said Parcel (108.00), said spike being the westernmost corner of said Parcel (242.00), thence; continuing with the west line of said Parcel (242.00) and with the east line of said Parcel (238.00) North 13 degrees 00 minutes East a distance of 226.50 feet to a spike, thence; continuing with said line North 08 degrees 25 minutes East a distance of 175.00 feet to a spike, thence; continuing with said line North 03 degrees 00 minutes East a distance of 109.00 feet to a spike at the northeast corner of said Parcel (238.00), said spike being an interior corner of said Parcel (240.00), and said spike being in the west line of said Parcel (242.00), thence; continuing with the west line of said Parcel (242.00), and with the east line of said Parcel (240.00) North 01 degrees 00 minutes West a distance of 200.00 feet to a point at the northwest corner of said Parcel (242.00), said point being an interior corner to said Parcel (240.00), thence; crossing said Parcel (240.00) North 02 degrees 27 minutes East a distance of 133.10 feet to a point in the south line of the property herein described.

Being the same property conveyed to Johnny Howell from Margie Binkley, J.A. Howell, Eunice Campbell, Elmer Howell, Frances Goldtrap, and Kathleen Maxedon by Quitclaim Deed dated October 26, 2002 and recorded October 30, 2002 in Instrument Number 200210300132774, Register's Office for Davidson County, Tennessee.

Mobile Home VIN #N02007637TNAB

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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 GRANTEE, 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 hand(s) this 16th day of August, 2017

Executor of the Johnny E. Howell Estate

Johnny J. Howell, Executor of the Johnny E. Howell Estate

Executor of the Johnny E Howell Esta

Lisa Lynn Seator, Executor of the Johnny E. Howell Estate

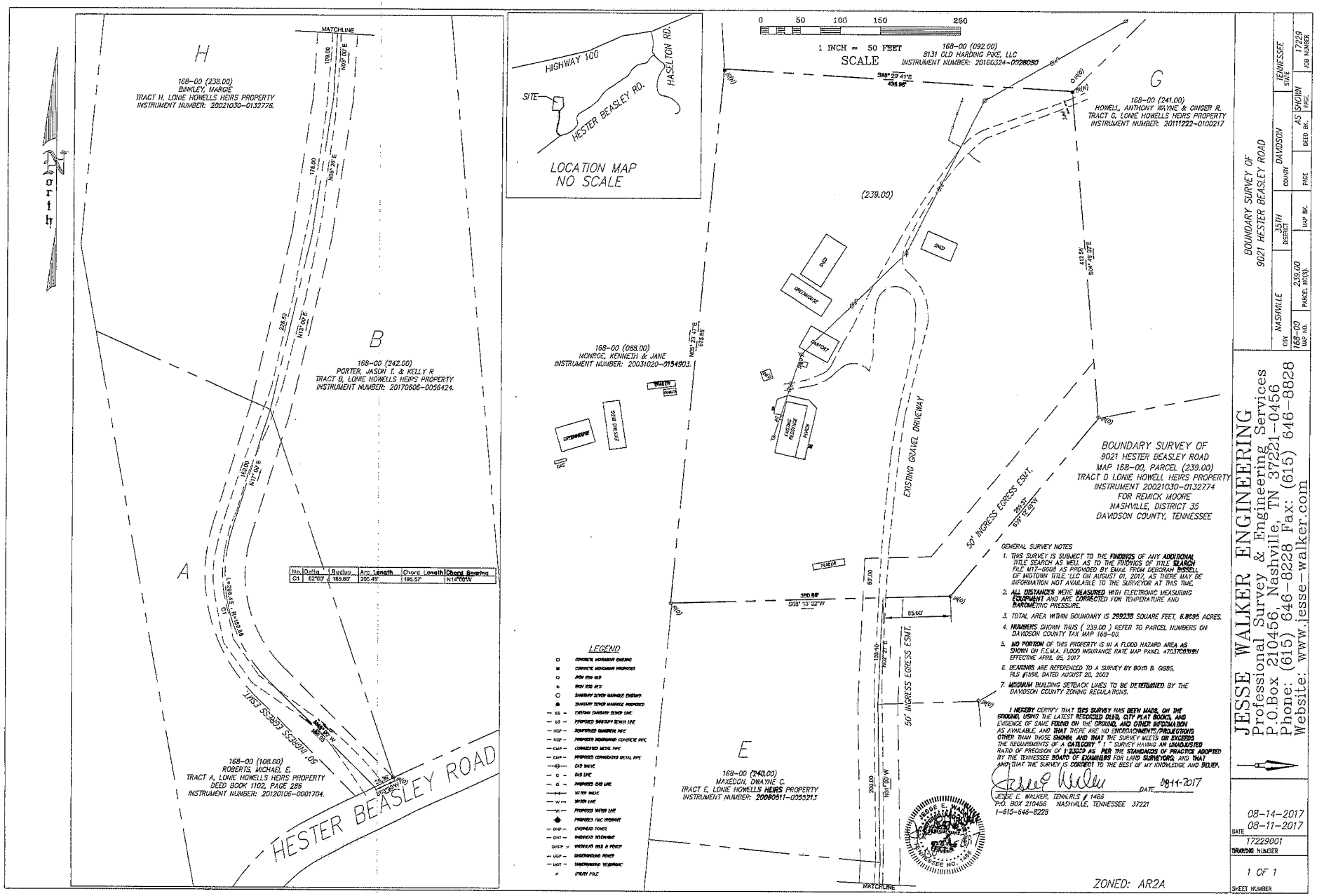
State of Tennessee
County of Williamson

Personally appeared before me, ~~April G. Nichols~~ Jacqueline G Brown a Notary Public in and for said County and State, the within named Johnny J. Howell, Executor of the Johnny E. Howell Estate and Lisa Lynn Seator, Executor of the Johnny E. Howell Estate, the bargainor(s), 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.

Witness my hand and official seal, this 16th day of August, 2017.

Notary Public
My Commission Expires: ~~6-30-2019~~ 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	62°50'	189.80'	200.45'	190.57'	N14°06'W

True Copy Certification

I, April G. Nichols, do hereby make oath that I am a licensed attorney and/or 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.

April G Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

DESTINY S HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY