THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20170072024 DEEDWARR
Recvd: 08/18/17 14:23 3 pgs
Fees:18.00 Taxes:279.35
20170818-0085248

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Mark Stephan Hughes P.O. Box 70245 Nashville, Tennessee 37207	Same	P/O 024-00-0-149

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIMMY RAY MALONE and wife, MARTHA F. MALONE,** has this day bargained and sold, and do hereby transfer and convey unto the said **MARK STEPHAN HUGHES**, **a single person,** his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning at an iron pin (new), in the westerly margin of Brick Church Pike, said iron pin being located from an iron pin (old), in the westerly margin of Brick Church Pike, a corner of a tract of land which belongs to Georgianna Gwen Warren, having a deed reference in Instrument Number (I.N.) 20080602-0055616, RODCT,N 17°34'27" W, 83.22 feet, **to the point of beginning,** the southeast corner of this tract and continuing with a new line, as follows:
S 89°38'58" W, 175.00 feet to an iron pin (new);
thence, N 39°00'26" W, 138.24 feet to an iron pin (new);
thence, N 85°58'27" W, 876.67 feet to an iron pin (new);
thence, N 00°00'00" E, 67.00 feet to an iron pin (old), a corner of a tract of land which belongs to Jennifer Freeman, et al, having a deed reference in I.N. 20150323-0024670, RODCT;
thence with the boundary of said tract of land which belongs to Jennifer Freeman, et al, as follows:
N 68°45'04" E, 138.24 feet to an iron pin (old);
thence, N 69°46'24" W, 121.45 feet to an iron pin (new), a common corner of said tract of land which belongs to Jennifer Freeman, et al, and a tract of land which belongs to James H. Fungaroli, having a deed reference in I.N. 20070405-0041034 RODCT, and a second tract of land which belongs to James N. Fungaroli, having a deed reference in I.N. 20070405-0041034, RODCT;
thence, N 74°44'21" E, 80.47 feet to a pipe (old), a common corner of said second mentioned tract of land which belongs to James N. Fungaroli, and a tract of land which belongs to Paul Oakley, having a deed reference in I.N. 20131112-0116307, RODCT;
thence, N 85°05'35" E, passing a common corner of said tract of land which belongs to Paul Oakley, and a tract of land which belongs to Adam Cunningham, having a deed reference in I.N. 20130315-0025934, RODCT, and continuing on in all, 134.60 feet to a pipe (old), a common corner of said tract of land which belongs to Adam Cunningham, and a tract of land which belongs to George Daniel Heth, having a deed reference in I.N. 20080110-0003102, RODCT;

thence with the boundary of said tract of land which belongs to George Daniel Heth, as follows:
S 85°29'17" E, 82.63 feet to a fence post (old);
thence, S 86°18'55" E, 300.36 feet to a 12 inch hackberry tree, a common corner of said tract of land which belongs to George Daniel Heth, and a tract of land which belongs to Martin L. Sheppard, having a deed reference in Deed Book 8440, Page 39, RODCT;
thence, S 86°39'35" E, 345.03 feet to a point in the westerly margin of Brick Church Pike, a corner of said tract of land which belongs to Martin L. Sheppard, marked by a witness pin (old);
thence with the westerly margin of Brick Church Pike, as follows:
with a curve to the right, having a radius of 825.00 feet, an arc distance of 366.42 feet, and a chord bearing and distance of S 30°17'52" E, 363.41 feet, to the point of beginning, containing **5.18 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated April 28, 2017.

Being a portion of the same property conveyed to JIMMY RAY MALONE AND WIFE, MARTHA F. MALONE, by deed from MAVOLINE W. JACKSON, WIDOW, of record in Book 5636, page 479, dated August 11, 1980, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $75,500.00.
Subscribed and sworn to before me,
this 16 of August, 2017
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 16 day of August, 2017.

Jimmy Ray Malone
JIMMY RAY MALONE

Martha F. Malone
MARTHA F. MALONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **JIMMY RAY MALONE and wife, MARTHA F. MALONE,** the within named 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 Goodlettsville, Tennessee, this the 16 day of August, 2017.

NOTARY PUBLIC
My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY