WARRANTY DEED

Bill Garrett Davidson County
Batch# 5192 DEEDWARR
09/27/2017 09:45:30 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20170927-0098792

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $525,000.00.

Affiant

Subscribed and sworn to before me this day of September, 2017.

Notary Public

My Commission expires: March 3, 2020
(Affix Seal)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tusk Brothers, LLC	SAME	105-03-0-214.00
612 Gale Lane		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James R. Hines**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tusk Brothers, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract I:
BEING the west part of Lot No. 118 and the east part of Lot No. 117 on the Map of Humphrey, Houston, and Martin's Additions, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by E.R. Southgate and Sons, Surveyors, October 30, 1946, as follows:

BEGINNING at a point in the southwesterly margin of Houston Street 33 feet west of northeast corner of Lot No. 118; thence southerly 79 feet to a point in the north margin of an alley, being 28 feet west of the westerly margin of an alley running along the east line of Lot No. 118; thence westerly 31 feet to a point at the southeast corner of the Stanley property; thence along Stanley's east line northerly 102 feet to the margin of Houston Street; thence with the margin of the same southeasterly 43 feet to the beginning.

Tract II:
BEING the easterly part of Lot No. 118 on the Map of Humphrey, Houston and Martin's Plan of Lots, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, and described according to an unregistered copy of a survey thereof made October 30, 1946, by E.R. Southgate & Sons, Surveyors, as follows:

Said part of said lot fronts 33 feet on the southerly side of Houston Street and runs back between lines 79 feet on the west line and 62 feet on the east line with the westerly margin of an alley to the northerly margin of another alley in the rear on which it measures 28 feet.

Being the same property conveyed to Shelia A. Gibson, James R. Hines and Cathy E. Hornsby, by Affidavit of Heirship of Waldon Hines a/k/a Waldon C. Hines, on February 28, 1995, of record in Book 9607, page 682, Register's Office for Davidson County, Tennessee. And further conveyed to James R. Hines, a single person, by Quitclaim Deed from Shelia A. Gibson, James R. Hines and Cathy E. Hornsby of record in Book 9607, page 685, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 36, page 117, Register's Office Davidson County, Tennessee.
- Easements as set forth in instrument recorded in Instrument Numbers 20140114-0003778 and 20140416-0031703, Register's Office for Davidson County, Tennessee.

This is improved property known as: **411 - 413 Houston Street, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 ~~June~~ September 7, 2017.

James R. Hines

James R. Hines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James R. Hines** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this ~~June~~ September 7, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY