#33899

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33899-08-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $654,750.00. Affiant Subscribed and sworn to before me, 27th day of October, 2017. Notary Public My Commission Expires: 5/5/20

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 19448 DEEDWARR
10/30/2017 02:58:30 PM 5 pgs
Fees: $28.00 Taxes: $2,422.58
20171030-0111146

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jessica Leigh Poirier Hatchell Anthony K. Hatchell 111 Fern Avenue Nashville, TN 37027	Jessica Leigh Poirier Hatchell Anthony K. Hatchell 111 Fern Avenue Nashville, TN 37027	Map and Parcel Nos.: 044 14 0 068 00 053 02 0 079 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brock D. Short, Jr. and Chauncey Saurus** (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Jessica Leigh Poirier Hatchell and husband Anthony K. Hatchell** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1116 Fowler Street and 0 Fowler Street, Old Hickory, TN, 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

And Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple and have a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend

the title to said real against the lawful claims of all persons, claiming by, through or under Grantors, but no further or otherwise.

The subject property is commercial property and has never been the marital residence of either Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 27th day of October, 2017.

GRANTORS:

Chauncey Saurus

Brock D. Short, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Brock D. Short, Jr. and Chauncey Saurus, 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, at office, this 27th day of October, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 5/5/20

EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, being the former railroad spur right-of-way serving Xenon, Inc. and being bounded on the north by lots 113 and 114, Section One, Rolling Green Subdivision of record in Book 1424, page 75, on the east by Fowler Street; on the south by Lot 309, Section 2, Rolling Green Subdivision of record in Book 1835, page 29, on the west by Seaboard System Railroad (formerly Louisville and Nashville Railroad) and being more particularly described according to a survey performed by Morrow & Associates, Inc. and dated March 7, 1986.

Beginning at a concrete monument in the west right-of-way line of Fowler Street, said monument being the northeast corner of Lot 309, Section 2, Rolling Green Subdivision;

Thence with Lot 309, on a curve to the right, the radius of which is 440.30 feet, the central angle of which is 37 deg. 31 min. 09 sec. the chord of which is north 89 deg. 08 min. 20 sec. west, 283.19 feet, along the curve distance of 288.32 feet to a point, a corner common with lot 309 in the east right-of-way line of Seaboard System Railroad;

Thence with the east right-of-way line of Seaboard System Railroad on a curve to the left, the radius of which is 1362.70 feet, the central angle of which is 04 deg. 21 min. 25 sec., the chord of which is north 34 deg. 48 min. 36 sec. west, 103.60 feet, along the curve distance of 103.62 feet to a point, a corner in the west line of Lot 113, Section One, Rolling Green Subdivision and in the east right-of-way line of Seaboard System Railroad;

Thence with Lot 113 and passing a common corner of Lots 113 and 114 on a curve to the left, the radius of which 412.00 feet, the central angle of which is 44 deg. 48 min. 19 sec., the chord of which is south 81 deg. 56 min. 39 sec. east, 314.04 feet, along the curve distance of 322.18 feet to a point, a corner common with Lot 114 in the west right-of-way line of Fowler Street;

Thence with the west right-of-way line of Fowler Street, South 34 deg. 32 min 27 sec. east, 55.11 feet to the point of beginning containing 16,247 square feet (0.37 acres, more or less).

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 113 and 114 on the Map of Section I, Rolling Green Subdivision, as of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Fowler Street at the corner of Lots Nos. 112 and 113; thence with the margin of said Street & continuing SE 4.8 feet to a point and continuing southeasterly 4.8 feet to a point; thence southwesterly around a curve 332.9 feet to the easterly right-of-way of Tennessee Central Railroad; thence with said right of way northwesterly 131.3 feet to the corner of Lots Nos. 112 and 113; thence with the line between said lots, northeasterly 227.2 feet to the point of beginning.

TRACTS I AND II are further described according to Survey No. 01078(c) dated 4/25/01, last revised 5/9/01, prepared by Crawford Land Surveyors, Inc., as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee. Bounded on the east by Fowler Street on the south by Teresa C. Marthel Property on the west by CSX Railroad and the North by Leonard B. Voss and being more particularly described as follows:

BEGINNING at a Concrete monument in the westerly margin of Fowler Street, and at the Southeast corner of subject property Thence along or near the line of Teresa C. Marthel northerly line as recorded in Deed Book 8350, Page 846, R.O.D.C. a curve to the right having a central angle of 37 deg. 52' 14", a radius of 440.30 feet and a chord of North 88 deg. 51' 15" West, 285.76 feet, for an arc length of 291.02 feet, to an iron pin set in the Northwest corner of Marthel Property and the easterly margin of CSX Railroad;

Thence with the easterly margin of said Railroad and with a curve to the right having a central angle of 04 deg. 13' 08", a radius of 1696.50 feet and a chord of North 34 deg. 58' 45" West, 124.89 feet, for an arc length of 124.92 feet to an existing iron pin in the Easterly margin of CSX Railroad and the Southwesterly corner of Leonard B. Voss property as recorded in Deed Book 4364, Page 912, R.O.D.C:

Thence leaving said railroad along or near the southerly line of Voss property North 59 deg. 17' 10" East, a distance of 229.19 feet to an existing iron pin in the westerly margin of Fowler Street;

Thence with the westerly margin of said Road and with a curve to the left having a central angle of 12 deg. 07' 13", a radius of 1025.00 feet and a chord of South 34 deg. 41' 52" East, 216.42 feet, for an arc length of 216.83 feet, to an iron pin set;

Thence South 34 deg. 32' 27" East, passing thru a railroad spike at 4.80' for a total of 59.91 feet to the point of Beginning. Containing 49,935 Square Feet or 1.15 Acres, more or less.

Being the same property conveyed to Chauncey Saurus as to a one-half (1/2) undivided interest, and Brock D. Short, Jr., as to a one-half (1/2) undivided interest, as tenants in common by Quitclaim Deed dated January 1, 2014 from Kelly E. Cox, Trustee of record on Instrument No. 20140102-0000080, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018 and subsequent years, a lien, but not yet due and payable, which have been assumed by Grantees. Map and Parcel Nos. 044 14 0 068 00 and 053 02 0 079 00.
2. All matters appearing on the Plan of record as Book 1424, pages 75 and 76, Register's Office for Davidson County, Tennessee.
3. Terms and Conditions of Agreement of record in Book 1578, page 555, Register's Office for Davidson County, Tennessee.
4. Rights of the Tennessee Central Railroad or its successors in interest in and to the use of a spur track and its right of way.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

