Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No. 0129S-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of December, 2017.

Notary Public
My Commission Expires: 6-15-19

Address of New Owner	Send Tax Bills To:	
RHB, LLC 7972 Mona Road Murfreesboro, TN 37129	RHB, LLC 7972 Mona Road Murfreesboro, TN 37129	Map/parcel: 069-15-0-013.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Vivian Sims

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RHB, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), its HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 12 and part of a parcel marked Reserved which adjoins said Lot 12, on the Plan of Hydes Ferry Park, Section II, of record in Plat Book 2330, Page 176, Register's Office for Davidson County, Tennessee, bounded on the north by Emerald Drive; east by James Brown, J. F. McClellan and Hollis Gaines; on the south by Claxton Starnes and Gus Richards, Jr. and described more particularly as follows:

BEGINNING at a concrete monument corner in the right-of-way of Emerald Drive, 626.2 feet, more or less, from the west right-of-way line of Hydes Ferry Pike: thence S 21 deg. 52' 21" E, 316.40 feet to an iron pin corner; thence N 64 deg. 00' 45" E, 140.80 feet to an iron pin corner; thence S 05 deg. 54' 47" W, 240 feet to an iron pin corner; thence N 88 deg. 36' 38" W, 197.19 feet to an iron pin; thence S 19 deg. 11' 23" W, 229.50 feet to an iron pin; thence N 88 deg. 25' 37" W, 224.75 feet to a concrete monument; thence N 28 deg. 05' 00" E, 422.70 feet to an iron pin; thence N 35 deg. 38' 44" W, 244.99 feet to an iron pin corner in the south right-of-way line of Emerald Drive; thence with the said right-of-way line of Emerald Drive on a curve to the right, the radius of which is 453.20 feet, the central angle of which is 13 deg. 39' 10", the chord

Bill Garrett Davidson County
Batch# 40436 DEEDWARR
12/21/2017 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $129.50

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of which is N 60 deg. 54' 40" E, 107.74 feet along the curve distance of 107.99 feet to an iron pin; thence continuing with the S right-of-way line of Emerald Drive, N 67 deg. 44' 15" E, 137.40 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED OUT IN BOOK 9071, PAGE 145:

MAP/PARCEL 069-15-0-12.00: Being Lot No. 12 on the Plan of Hydes Ferry Park, Section 2, of record in Book 2330, Page 176, Register's Office for said County, as follows:

Said Lot No. 12 fronts 217.1 feet on the easterly margin of Emerald Drive and runs back 245.8 feet on the southerly line and 119.8 feet on the northerly line to a dead line measuring 208 feet thereon.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED OUT IN BOOK 10606, PAGE 678 (WHICH WAS CORRECTED IN BOOK 10511, PAGE 256):

PART OF PRIOR MAP/PARCEL 069-15-0-013.00 AND IS NOW PART OF MAP/PARCEL 069-15-0-038.00: Land in Davidson County, Tennessee, being a portion of Parcel No. 13 on an unrecorded Boundary Survey of Parcels 12 and 13 on Tax Map 69 - 15 of Emerald Drive, Nashville, Davidson County, Tennessee, by Jerry Morrow, Reg. Land Surveyor, Tenn. No. 777, dated May 27, 1987, which includes a portion of a parcel Marked "Reserved" on the Plan of Hydes Ferry Park, Section II, of record in Plat Book 2330, Page 176, Register's Office for Davidson County, Tennessee, said potion of Parcel No. 13 as shown as said Boundary Survey of Tx Map 69 - 15 being bounded on the North by Emerald Drive; on the East by James H. Brown, J. F. McClellan, and Hollis Gaines; and on the South by Claxton B. Starnes and Gus Richards, Jr., said portion of Parcel No. 13 being more particularly described as follows, to-wit:

BEGINNING at a concrete marker in the northerly line of the said Gus Richards, Jr's. tract (Book 5391, Page 133), said point being the southeasterly corner of Bernice Winfrey's Parcel No. 9 on the said Boundary Survey of Tax Map 69 - 15 (Book 5391, Page 133) said Parcel No. 9 being Lot No. 9 on the Plan of Hydes Ferry Park Section II, of record in Plat Book 2330, Page 176, said Register's Office, thence N 28 deg. 5' 00" E 630.7 feet along the easterly lines of Lot Nos. 9, 10, 11, and 12 on the said Plan of Hydes Ferry Park, Section II to the northeasterly corner of said Lot No. 12 (Parcel No. 12 of Boundary Survey of Tax Map 69 - 15); thence along the westerly margin of a private drive shown on said Tax Map 69 - 15 S 21 deg. 52' 21" E 134.0 feet to a point and S 19 deg. 11' 2" W 461 feet to a point in the said Gus Richards Jr's. tract; thence N 88 deg. 25' 37" W 194 feet to the point of beginning, containing 1.68 acres more or less.

Being part of the same property conveyed to Vivian B. Sims by QuitClaim Deed from Ara L. Walls dated 1/3/2005 and recorded 1/10/2005 in Instrument Number 20050110-0003790; and part of the same property previously conveyed to Vivian B. Sims and Ara L. Walls, as tenants in common, by Substitute Trustee's Deed from Robert C. Henry, Substitute Trustee, dated 9/5/1991 and recorded 9/18/1991 in Book 8445, Page 402, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is unimproved property known as: 1.62 +/- on Emerald Drive, 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(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of December, 2017.

Vivian Sims

Vivian Sims

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Vivian Sims**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2017.

Notary Public

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires:

True Copy Certification

I, **Teresa Taylor**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley**, a notary public for this county and state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN