Bill Garrett Davidson County
Batch# 54250 DEEDWARR
02/02/2018 02:04:53 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20180202-0010931

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0060HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January, 2018

Notary Public
Commission Expires: 7-24-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alberto Forero 4313 Belle Mina Lane Franklin, TN 37064	NEW OWNER	107-00-0-024.00

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,

HM Development, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alberto Forero

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 024.00 AS SHOWN ON TAX MAP 107-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (FOUND) IN THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY (I-40) AND THE EASTERLY MARGIN OF MASSMAN DRIVE, SAID CONCRETE MONUMENT (FOUND) BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY (I-40), N79°10'10"E, 528.92' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WESTERLY LINE OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP

PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226, (R.O.D.C., TN), S16°57'07"E, 348.23' TO AN IRON ROD (FOUND);
THENCE, CONTINUING WITH THE WESTERLY LINE OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226, (R.O.D.C., TN), S20°41'41"E, 425.29' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE LEONARD D. DUNN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4576, PAGE 510, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE NORTHERLY LINE OF THE LEONARD D. DUNN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4576, PAGE 510, (R.O.D.C., TN), S88°41'16"W, 411.76' TO AN IRON PIPE (FOUND), SAID IRON PIPE (FOUND) BEING THE SOUTHEAST CORNER OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122722, (R.O.D.C., TN), AND SAID IRON PIPE (FOUND) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE EASTERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122722, (R.O.D.C., TN) AND THE EASTERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN), N13°41'58"W, 330.83' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN); THENCE, WITH THE NORTHERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN), N88°35'14"W, 43.86' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE SOUTHEAST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN);
THENCE, WITH THE EASTERLY LINE OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN), N11°30'16"W, 163.18' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN);
THENCE, WITH THE NORTHERLY LINE OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN), S78°26'47"W, 144.87' TO A CONCRETE MONUMENT (FOUND), AND THE BEGINNING OF A CURVE TO THE LEFT;
THENCE, WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 25.00', THROUGH A CENTRAL ANGLE OF 90°44'24", AN ARC LENGTH OF 39.59', A CHORD BEARING OF S33°24'47"W, AND A CHORD DISTANCE OF 35.58' TO AN IRON ROD (FOUND) IN THE EASTERLY MARGIN OF MASSMAN DRIVE, SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN); THENCE, WITH THE EASTERLY MARGIN OF MASSMAN DRIVE, N11°17'41"W, 221.60' TO THE POINT OF BEGINNING.
CONTAINING 7.08 ACRES, MORE OR LESS. ACCORDING TO A SURVEY PREPARED BY H & H LAND SURVEYING, INC., 612A FITZHUGH BOULEVARD, SMYRNA, TENNESSEE 37167 FILE: 2016-0920.

BEING the same property conveyed to HM Development, LLC, a Tennessee limited liability company, by Warranty Deed from Phillip Taylor Darden, unmarried, devisee under the Will of Ethel C. Taylor, dated 1/18/17 and recorded 1/18/17 in Instrument No. 20170118-0005579, 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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 912 Massman Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said

GRANTEES that 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all 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 30th day of January, 2018.

HM Development, LLC

BY: MALAK SALAMA
Malak Salama, Member

HM Development, LLC

BY: HAROUN SOLTAN
Haroun Soltan, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Malak Salama and Haroun Soltan 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 for the purposes therein contained, and who further acknowledged that they are the **Members** of **HM Development, LLC**, a limited liability company, and that they are authorized by **HM Development, LLC** to execute this instrument on its behalf as such **Members**.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of January, 2018.

Notary Public
My Commission Expires: 7-24-2019

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.