Bill Garrett Davidson County
Batch# 57245 DEEDWARR
02/09/2018 10:58:42 AM 3 pgs
Fees: $18.00 Taxes: $6,800.60
20180209-0013241

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,838,000.00.

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2018.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 17-8432D

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hamilton Creek Development Company, L.L.C., a Mississippi Limited Liabilit (NAME)	New Owner (NAME)	121-00-0-152.00
P.O. Box 13925 (STREET ADDRESS)	u (STREET ADDRESS)	
Jackson, MS 39263-3925 (CITY) (STATE) (ZIP)	u (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Felecia Dobson Janco, Trustee of The Dobson Family Trust, dated December 21, 2017, and Faith Dobson Francis, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hamilton Creek Development Company, L.L.C., a Mississippi limited liability company,** 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:

Property located on the South side of Couchville Pike in the City of Nashville, 29th Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 152.00 on Davidson County Property Map 121 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated July 17, 2017 and known as Job No. 17064, as follows:

BEGINNING at an iron pin set by a corner post in the Southerly right-of-way of Couchville Pike at the Northeast corner of the herein-described tract. Said pin being the Northwest corner of the Kenneth Burd, Jr. property of record in D.B. 20151208-0123611, R.O.D.C., TN. (Map 151 Parcel 155). Thence, from said POINT OF BEGINNING, leaving the right-of-way of Couchville Pike, with an old fence and the westerly line of Burd, and with the westerly line of the Jui-Lien Chou Ho property of record in D.B. 20161020-0111147, R.O.D.C., TN. (Map 121 Parcel 245), and with the westerly line of the Gregg Allan Garner property of record in D.B. 7194, Pg. 536, R.O.D.C., TN. (Map 121 Parcel 174), S 01°36'45" W – 1593.09' to an existing iron pin by a fence corner post. Said pin being the Southwest corner of Garner and the Southeast corner of the herein-described tract. Said pin also being in the northerly line of the Sallie R. Hicks etal property of record in D.B. 10440, Pg. 492, R.O.D.C., TN. (Map 121, Parcel 157). Thence, with the northerly line of Hicks and an old fence, N 89°00'00" W – 674.10' to a Railroad Spike set in a gravel road in the easterly line of the James Roy Jones property of record in D.B. 20031231-0184941, R.O.D.C., TN.(Map 121 Parcel 151). Thence with the easterly line of Jones, generally with a gravel road, N 03°35'48" E – 769.65' to a Railroad Spike set in said gravel road, Jones' Northeast corner. Thence, leaving the gravel road with an old fence, N 88°21'36" W – 513.48' to an existing iron pin by a fence corner post. Said pin being the Northwest corner of Jones and in the easterly line of the E. Muggler, Trustee property of record in D.B. 20110504-0034160, R.O.D.C., TN. (Map 121 Parcel 217). Thence, with the easterly line of Muggler and an old fence,

N 02°00'09" E – 835.90' to an existing iron pin in the southerly right-of-way of Couchville Pike. Said pin being the Northeast corner of Muggler and the Northwest corner of the herein-described tract. Thence, along said southerly right-of-way of Couchville Pike, 30 feet from the centerline, N 89°34'16" E – 516.28' to an iron pin set by a fence corner post; Thence S 86°08'58" E – 384.93' to an existing iron pin by a fence corner post; Thence S 86°30'11" E – 254.75' to the POINT OF BEGINNING, containing 34.04 acres.

Being the same property conveyed to Ray Dobson and Francis Faith Dobson by deed of record in Deed Book 20150603-0051926, R.O.D.C., TN. The said Ray Dobson conveyed his interest by Quit Claim Deed to Felecia Dobson Janco, Trustee of The Dobson Family Trust, dated December 21, 2017 recorded as Instrument No. 20180209-0013240, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. No liability is assumed under this Policy for any loss or damage which the Insured may sustain due to the existence of a certain cemetery as, located on the insured property. Neither is liability assumed by this Company for any rights of ingress, egress, or access in and to said cemetery.

2. Matters shown on the plat of survey by William E. Crenshaw, TN RLS No. 2395 with Crenshaw Land Surveying as follows:

   A. Right a Way for cellphone tower and others in the central and west portion of the property.

   B. Gas line easement running east to west on the southern portion of the property.

   C. Over head power line crossing west property line.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 2737 Couchville Pike, 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 do 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. 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 my/our hand(s) this 7th day of February, 2018.

FELECIA DOBSON JANCO, TRUSTEE OF THE DOBSON FAMILY TRUST, DATED DECEMBER 21, 2017

By: Felecia Dobson Janco Trustee
Felecia Dobson Janco, Trustee

February 07, 2018
Date

Faith Dobson Francis
Faith Dobson Francis

February 07, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Faith Dobson Francis, the bargainor(s), 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.

Witness my hand and official seal, this 7th day of February, 2018.

My Commission Expires: 6/22/21

Preston D Matthews
Notary Public

PRESTON D MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Felecia Dobson Janco, Trustee of The Dobson Family Trust, dated December 21, 2017, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of February, 2018.

My Commission Expires: 6/22/21

Preston D Matthews

Notary Public

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066