WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 26 day of February, 2018.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

Bill Garrett Davidson County
Batch# 63981 DEEDWARR
03/01/2018 11:17:14 AM 2 pgs
Fees: $13.00 Taxes: $148.00
20180301-0019274

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
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:
John R. Mabry	SAME	059-00-0-088.00
515 Five Oaks Boulevard		
Lebanon, TN 37087		

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 Hines**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John R. Mabry**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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

Being part of Lot No. 18 on the unrecorded Map of Subdivision of part of the Marshall Waters Land described according to a copy of a survey made May 15, 1960 by Richard B. Omohundro, Engineer, as follows:

Beginning at a point at the northeasterly intersection of Knight Road and Ewing Drive, said point being the southwest corner of the property herein described; thence along the said margin of Knight Road, North 3 deg. East 55 feet, more or less, to a point in the center line of Ewing Creek; thence along the said center of Ewing Creek, North 65 deg 44 min. East 549.0 feet, more or less, to a point; thence continuing with the center line of Ewing Creek, North 38 deg. 30 min. East 299.6 feet, more or less, to a point in the west line of the W.D. Thompson Land; thence along the westerly line of the W.D. Thompson Lands, South 3 deg. 30 min. West 392.4 feet to an iron pin in the northerly margin of Ewing Drive; thence along said margin of said Drive and having a chord bearing of South 81 deg. 28 min. West 234.0 feet to a point; thence continuing along the said margin of said Drive, South 78 deg. 28 min. West 443.6 feet to the point of beginning.

Included but expressly excluded from the above described property is the right-of-way acquisition of record in Instrument Number 20050726-0086774, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Hines by deed from ROI US Holdings, LLC, a Delaware limited liability company on December 31, 2014 of record in Instrument Number 20150202-0009286, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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

Easements of record in Book 4940, page 926, and Instrument Number 20050726-0086774, Register's Office for Davidson County, Tennessee.

Metro Letters for Order of Repair of Structure of record in Instrument Number 20111018-0080764 and Instrument Number 20160816-0085555, Register's Office for Davidson County, Tennessee.

This is improved property known as: **673 Ewing Drive, Nashville, TN 37207**

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 February 16, 2018.

James 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 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 February 16, 2018

My commission expires 7/8/19

Notary Public

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