398

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34141-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me this 30th day of March, 2018. Notary Public My Commission Expires:

ASHLEY HART — NOTARY PUBLIC — STATE OF TENNESSEE — DAVIDSON COUNTY — My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: 200 31st Ave. N Hauco, LLC ~~116 30th Ave. S,~~ ~~3501 Trimble Road~~ Ste 200 Nashville, TN ~~37215~~ 37203	**Send Tax Bills To:** Owner 200 31st Ave N, Ste 200 Nashville TN 37203	**Tax Information:** Map and Parcel No.: 131 05 0 020 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, **John R. Tibbott, Trustee of First Restated Christine S. Tibbott Family Trust - 2014 U/A/D August 28, 2014**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hauco, LLC, a Tennessee limited liability company** ("Grantee"), its successors, 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 3501 Trimble Road, Nashville, TN 37215.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 75951 DEEDWARR
04/03/2018 02:00:24 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20180403-0031168

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2018.

TRUSTEE

John R. Tibbott, Trustee of First Restated Christine S. Tibbott Family Trust - 2014 U/A/D August 28, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R. Tibbott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of First Restated Christine S. Tibbott Family Trust established under agreement dated August 28, 2014m and, as such, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 20

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Russwood Heights as of record in Book 2133, pages 12 and 13 (erroneously referred to as Book 2123 in previous Deeds), Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the Westerly margin of Trimble Road, the same being the common corner of Lots 21 and 22; thence with the dividing line between Lots 21 and 22 Westwardly 343.3 ft. to an iron pin; thence North 1 degree 21' East 137.7 ft. to a monument in the Southerly margin of Colewood Drive; thence with the Southerly margin of Colewood Drive Eastwardly 31 degrees .3 ft. to a concrete monument; thence to the right around an arc having a 25 ft. radius of 39.3 ft. to a concrete monument in the Westerly margin of Trimble Road; thence Southwardly 113 ft. to the point of beginning.

Being the same property conveyed to James Tibbott and wife, Christine Slayden Tibbott by deed dated October 28, 1952 from Annie Ruth Russell, a widow of record in Book 2099, page 272, Register's Office for Davidson County, Tennessee. James Tibbott having predeceased Christine Slayden Tibbott leaving her as the sole surviving tenant by the entirety. By Quitclaim Deed dated December 9, 1998 of record in Book 11246, page 557, Register's Office for Davidson County, Tennessee, Christine Slayden Tibbott, a widow conveyed subject property to Christine S. Tibbott, Trustee of the Christine S. Tibbott Family Trust, under the Memorandum of Trust of record in Book 11246, page 555, Register's Office for Davidson County, Tennessee as amended and restated by Abstract of First Restated Christine S. Tibbott Family Trust Agreement - 2014 of record in Instrument No. 20140829-0079009, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee Map and Parcel No. 131 05 0 020 00.
2. Restrictive covenants contained in an instrument of record in Book 2098, page 60, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, pages 12 and 13, Register's Office for Davidson County, Tennessee.