STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$580,000.00** (Five Hundred Eighty Thousand).

AFFIANT

Subscribed to and sworn before me this 26th day of April, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 223839 DEEDWARR
04/30/2019 12:52:30 PM 5 pgs
Fees: $28.00 Taxes: $2,146.00
20190430-0039900

THIS INSTRUMENT PREPARED BY
~~**AND PLEASE RETURN TO:**~~

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Alex Harlan Huffstutter & Meghan A Huffstutter 4761 Ashland City Highway Nashville, TN 37218	SAME AS NEW OWNER	068000023.00 068000024.00 068000043.00

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, **DAVID PAUL HICKS AND WIFE, DEBORAH CHARLENE WITTENMEIER HICKS, AS TENANTS BY THE ENTIRETY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ALEX HARLAN HUFFSTUTTER AND MEGHAN A HUFFSTUTTER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"
LEGAL DESCRIPTION

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED (**X**) UNIMPROVED	Property known as: **4761 ASHLAND CITY HIGHWAY** **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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2019015136

WITNESS, this 25 day of April, 2019

David Paul Hicks

Deborah Charlene Wittenmeier Hicks

STATE OF ALABAMA)
COUNTY OF Lawrence)

On this 25 day of April, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Paul Hicks and Deborah Charlene Wittenmeier Hicks** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25 day of April, 2019.

Notary Public

Commission Expires: _____

Nikki D. Jones
Notary Public, AL State at Large
My Commission Expires April 13, 2021

LTSR Number:

GTE File: 2019015136

EXHIBIT "A"

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Tract 1:
Being a tract of land in the 1st Council District of Davidson County Tennessee, said tract being the Deborah C. Hicks property as of record in Book 7367, Page 37, Registers Office, Davidson County, Tennessee, said tract being generally located as south of Ashland City Highway, West of WWCR Avenue, North of Tennessee Central Railroad, and East of Old Hydes Ferry Pike, and being more particularly described as follows;

Beginning at an Iron Rod (Elliott) at the point of intersection of the southern right-of-way of Ashland City Highway (104' R.O.W.) and the Western right-of-way of WWCR Avenue (Variable R.O.W.), said Iron Rod bearing Tennessee State Plane Coordinates (NAD83) of North: 684905.21, and East: 1704258.11; Thence with said Western right-of-way of WWCR Avenue the following calls; South 54 degrees 10 minutes 40 seconds East for a distance of 41 .20 feet to a point; Thence South 22 degrees 54 minutes 25 seconds East for a distance of 59.69 feet to a point; Thence South 35 degrees 30 minutes 19 seconds East for a distance of 65.81 feet to a point; Thence South 58 degrees 10 minutes 59 seconds East for a distance of 61 .39 feet to a point; Thence South 75 degrees 25 minutes 40 seconds East for a distance of 18.04 feet to an Iron Rod (Elliott), said Iron Rod being the Northwest corner of the WNQM, Inc property as of record in Book 6222, Page 67, Register' s Office, Davidson County, Tennessee; Thence leaving said Western right-of-way of WWCR Avenue and with the Western line of the WNQM, Inc property South 26 degrees 33 minutes 28 seconds West for a distance of 81.16 feet to an Iron Rod (Elliott) in the Northern right-of-way of the Tennessee Central Railroad (Variable R.O.W.); Thence leaving said WNQM, Inc property and with said Northern right-of-way of the Tennessee Central Railroad, North 87 degrees 00 minutes 41 seconds West for a distance 91 .72 feet to a point; Thence North 89 degrees 12 minutes 28 seconds West for a distance of 213.50 feet to a point; Thence North 89 degrees 28 minutes 06 seconds West for a distance of 490.40 feet to an Iron Rod (Elliott) in the Eastern right-of-way of Old Hydes Ferry Pike (Variable R.O.W.), said Iron Rod also bearing Tennessee State Plane Coordinates (NAD83) of North: 684675.32 and East: 1703590.87;
Thence leaving said Northern right-of-way of the Tennessee Central Railroad and with the Eastern right-of-way of Old Hydes Ferry Pike, North 47 degrees 43 minutes 59 seconds East for a distance of 73.19 feet to an Iron Rod (Elliott); Thence North 15 degrees 06 minutes 13 seconds East for a distance of 89.77 feet to an Iron Rod (Elliott) in said South right-of-way of Ashland City Highway; Thence leaving said Eastern right-of-way of Old Hydes Ferry Pike and with said South right-of-way of Ashland City Highway, North 78 degrees 59 minutes 49 seconds East for a distance of 61.00 feet to a point; Thence with a curve to the right having a radius of 9797.66 feet, a delta of 01 degrees 06 minutes 36 seconds, a chord bearing of North 79 degrees 33 minutes 02 seconds East, a chord distance of 189.81 feet, for a distance of 189.81 feet to a point;
Thence with a curve to the right having a radius of 5435.02 feet, a delta of 03 degrees 39 minutes 12 seconds, a chord bearing of North 82 degrees 02 minutes 57 seconds East, a chord distance of 346.49 feet, for a distance of 346.55 feet to the Point of Beginning, containing 138,015 square feet or 3,168 acres more or less. Together with and subject to all rights of way, easements, restrictions, and conveyances of record and not of record. According to a Boundary Survey performed by Clint Elliott Survey, dated May 8th, 2017.
Jason A. Garrett TN RLS # 2861.

Description for ingress/egress easement over part of the Deborah C. Hicks property, as of record in deed Book 7367, Page 37 in the Register' s Office of Davidson County, Tennessee, located in the First Civil District of Davidson County, Nashville, Tennessee and being more particularly described as follows;

Commencing at an iron rod (new) at the Southeastern intersection of the rights-of-way of Ashland City Highway and Old Hydes Ferry Pike and being the Northwest Corner of the Deborah C. Hicks property (DB 7367, PG 37), of which this is a part, and having Tennessee State Plane Coordinates of Northing -684811.22, Easting - 1703668.42; Thence with the right-of-way of Old Hydes Ferry Pike South 15 degrees 06 minutes 13 seconds West, a distance of 77.85 feet to the Point of Beginning, and having Tennessee State Plane

Coordinates of Northing - 684736.05, Easting - 1703648.13; Thence leaving said right-of-way South 52 degrees 30 minutes 13 seconds East, a distance of 29.26 feet to a point; Thence South 13 degrees 59 minutes 40 seconds East, a distance of 45.11 feet to a point on the Northern right-of-way of the Tennessee Central Railroad; Thence along said Railroad right-of-way North 89 degrees 28 minutes 06 seconds West, a distance of 30.99 feet to a point; Thence leaving railroad North 13 degrees 59 minutes 40 seconds West, a distance of 26.86 feet to a point; Thence North 52 degrees 30 minutes 13 seconds West, a distance of 17.67 feet to a point on the Easterly right-of-way of Old Hydes Ferry Pike; Thence with said right-of-way North 47 degrees 43 minutes 59 seconds East, a distance of 19.29 feet to an iron rod (new); Thence continuing with said right-of-way North 15 degrees 06 minutes 13 seconds East, a distance of 11.92 feet to the beginning and containing 1,721 square feet, or 0.040 acres more or less.

Tract 2:
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set on the southerly right-of-way line of Ashland City Highway or State Route 12, 104 feet in width, at the intersection with the northerly right-of-way line of The Nashville and Western Railroad, 50 feet from the centerline; Thence with the southerly right-of-way line of Ashland City Highway, North 79 deg. 06 min. 24 sec. East, 422.76 feet to an iron rod set at the intersection with the Westerly right-of-way line of Old Hydes Ferry Pike, width varies; Thence with the Westerly right-of-way line of Old Hydes Ferry Pike, South 31 deg. 54 min. 04 sec. East, 94.78 feet to an iron rod set at the intersection with said Nashville and Western Railroad; Thence with the northerly right-of-way line of Nashville and Western Railroad for the following calls: North 89 deg 28 min 58 sec West, 320.66 feet to a point with a curve to the left having a radius of 3505.78, a curve length of 144.62 feet and a chord bearing and distance of South 89 deg 04 min 51 sec West, 144.61 feet to the point of beginning, containing 18,051 square feet or 0.414 acres more or less;

Tract 3:
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a nail set in the center of Old Hydes Ferry Pike, no right-of-way width found, at a corner common with the property conveyed to Ruby Family Limited Partnership of record in Instrument Number 20170821-0085450 in the Register's Office for Davidson County, Tennessee; Thence with the center of Old Hydes Ferry Pike for the following calls: North 78 deg 59 min 21 sec East, 121.22 feet North 73 deg 50 min 16 sec East, 117.59 feet to an existing nail with a Donlon washer at a corner common with the property conveyed to Kenneth M. Brown of record in Instrument Number 20060307-0026569; Thence, leaving the centerline of Old Hydes Ferry Pike with a line common with said Kenneth M. Brown for the following calls: South 15 deg 08 min 38 sec East, 78.46 feet to an iron rod with a Donlon cap South 69 deg 01 min 11 sec East, 52.90 feet, South 13 deg 09 min 09 sec East, 41.36 feet, South 23 deg 06 min 30 sec East, 38.98 feet, South 81 deg 57 min 30 sec East, 61.40 feet, North 05 deg 57 min 24 sec East, 62.54 feet, North 21 deg 42 min 28 sec East, 60.73 feet North 07 deg 23 min 03 sec East, 69.84 feet to existing nail with a Donlon washer in the center of Old Hydes Ferry Pike; Thence with the center of Old Hydes Ferry Pike for the following calls: South 75 deg 55 min 52 sec East, 51.59 feet With a curve to the left having a radius of 302.79 feet, a curve length of 107.99 feet and a chord bearing and distance of South 86 deg 14 min 41 sec East, 107.42 feet With a curve to the left having a radius of 862.35 feet, a curve length of 214.09 feet and a chord bearing and distance of North 76 deg 25 min 32 sec East, 213.54 feet, North 69 deg 18 min 48 sec East, 308.73 feet With a curve to the right having a radius of 695.58 feet, a curve length of 87.59 feet and a chord bearing and distance of North 72 deg 55 min 15 sec East, 87.53 feet to a nail set on the southerly right-of-way line of CSX Railroad, width varies; Thence with the southerly line of CSX Railroad for the following calls: South 0 deg 34 min 19 sec West, 9.79 feet, South 89 deg 28 min 58 sec East, 400.00 feet, North 0 deg 34 min 19 sec East, 25.00 feet, South 89 deg 28 min 58 sec East, 624.99 feet With a curve to the right having a radius of 1729.81, a curve length of 106.86 feet and a chord bearing and distance of South 87 deg 42 min 47 sec East, 106.85 feet to an iron rod set at a corner common with the property conveyed to WNQM, Inc. of record in Book 6222, Page 67; Thence with the westerly line of said WNQM, Inc. for the following calls: South 15 deg 34 min 36 sec West, 325.23 feet to an iron rod set, South 02 deg 32 min 00 sec West, 725.09 feet plus or minus to the low water mark of the

Cumberland River, passing an iron rod set as a witness point at 555.09 feet; Thence with the meanders of the low water mark of the Cumberland River having a witness line starting at the witness point set at 555.09 feet; South 83 deg 57 min 11 sec West, 1487.61 feet to an iron rod set approximately 50.00 feet northwest of the low water mark, on the easterly line of the said property conveyed to Ruby Family Limited Partnership; Thence with the easterly line of Ruby Family Limited Partnership for the following calls: North 42 deg 13 min 51 sec West, 1015.82 feet to an iron rod set North 26 deg 31 min 42 sec West, 45.83 feet to the point of beginning; containing 1,771,611 square feet or 40.671 acres more or less; The above description was written from a survey prepared by Clint Elliott Survey, dated April 23, 2019, stamped by G. Scott Carter and having a project ID of Old Hydes Ferry.

Being the same property conveyed to Charles L. Whittenmeier of record in Book 3180, Page 413 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to David Paul Hicks and wife, Deborah Charlene Wittenmeier Hicks by warranty deed from Deborah Charlene Wittenmeier Hicks of record in Book 7367, page 37 Register's Office for Davidson County, Tennessee, dated 09/03/1987 and recorded on 09/30/1987. See also Affidavit of Heirships of record in Book 6749, Page 12 and Instrument # 201904300039899, Register's Office for Davidson County, Tennessee.

Being also known as 0 and 4761 Ashland City Highway Nashville, TN 37218 and 0 Old Hydes Ferry Pike, Nashville, TN 37218.

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

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

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

Lawyer's Title Number: **GTE File: 2019015136**