Karen Johnson Davidson County
Batch# 317295 DEEDWARR
11/19/2019 09:32:52 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20191119-0119199

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019100027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, is $700,000.00

Sworn to and subscribed before me this 4th day of November, 2019.

Affiant

Notary Public

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Hidden Trail Properties, LLC		050-100A-014.00 / 050-100A--014.00
8223 Alamo Road	New Owner	050-100-016.00 / 050-100-098.00
Brentwood, TN 37027		070-060-010.00 / 092-060-346.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard Douglas Hester, unmarried and Ray W. Hester married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hidden Trail Properties, LLC a Tennessee limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Parcel A: (3521 Chesapeake Drive, Nashville, TN 37207)
Land in Davidson County, Tennessee, being Unit No. 14, Lot No. 7 on the Plan of Phase 1, Section One, Chesapeake Homes of record in Plat Book 5800, Page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel B: (3523 Chesapeake Drive, Nashville, TN 37207)
Land in Davidson County, Tennessee, being Unit No. 13, Lot No. 7 on the Plan of Phase 1, Section One, Chesapeake Homes of record in Plat Book 5800, Page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel C: (3532 Chesapeake Drive, Nashville, TN 37207)
Land in Davidson County, Tennessee, being Lot No. 36B on the Plan of Zone Lot Division of Lots Numbers 8-11, 35-37, and 54-62, Section Three, Chesapeake Homes of record in Plat Book 5200, Page 640, as amended in Book 5200, Page 770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel D: (3534 Chesapeake Drive, Nashville, TN 37207)
Land in Davidson County, Tennessee, being Lot No. 36A on the Plan of Zone Lot Division of Lots Numbers 8-11, 35-37, and 54-62, Section Three, Chesapeake Homes of record in Plat Book 5200, Page 640, as amended in Book 5200, Page 770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ray W. Hester, married and Richard Douglas Hester, unmarried, as Tenants in Common by Warranty Deed from William C. Coleman, Jr. and wife, Brenda Coleman of record in Instrument No. 20150918-0094822, Register's Office for Davidson County, Tennessee.

Parcel E: (2620 and 2622 Buena Vista Pike, Nashville, TN 37207)
A certain tract or parcel of land situate and lying in the 13th Civil District of Davidson County, Tennessee and more particularly described and bounded as follows:

Tract No. 1:
Being part of Lot No. 1 on the Plan of Daniel Young Property, as of record in Book 332, Page 71, Register's Office for Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Engineers, March 20, 1942; Beginning at a stake in the easterly margin of Hamilton Road, in the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed from Rose Warnick Lewis as of record in Book 1316, Page 538, said Register's Office; thence with the said road northwardly around a slight curve 71.5 feet, more or less, to the center of the common driveway; thence 69 deg. east 114 feet, more or less, to a stake; thence South 3 deg 15' west 94.7 feet, more or less to Lewis' northerly line; thence with said line 122 feet, more or less, to the beginning.

Tract No. 2:
Being part of Lot No. 1 on the Plan of the Daniel Young Property as of record in same Book and Page as Tract No. 1, and described according to the same survey as Tract No. 1, as follows: Beginning at a stake in the center of a common driveway between the subject property and adjacent property on the easterly margin of Hamilton Road 71.5 feet, more or less, northwardly from the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed, from Rose Warnick Lewis, as of record in Book 1316, Page 538, said Register's Office; thence with the easterly margin of Hamilton Road northwardly around a slight curve 71.5 feet, more or less, to a stake; thence north 69 deg. East 107 feet to a stake; thence south 3 deg. 15' west 94.7 feet, more or less, to a stake in line with the center of said common driveway; thence westwardly 114 feet, more or less to the beginning.

Being the same property conveyed to Richard D. Hester, unmarried by Quitclaim Deed from Ray W. Hester, a married man of record in Instrument No. 20121228-0119873, in the Register's Office of Davidson County, Tennessee.

Parcel F: (704 29th Avenue N., Nashville, TN 37209)
Land in Davidson County, Tennessee, being Lot 25, L. C. Thuss' Subdivision, as shown on plat of record in Plat Book 547, Page 102, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Hester by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association or record in Instrument No. 20140919-0086007 Registers Office of Davidson County, Tennessee.

This is improved property known as the property **referenced above in Davidson County, Nashville, Tennessee.**

The undersigned declare under penalty of perjury that none of the above referenced property has ever been used as a principal residence by any of the Grantors or any spouse of a Grantor.

The undersigned declare under penalty of perjury that Richard Douglas Hester, Richard Hester and Richard D. Hester are one and the same person and the Grantor named herein as Richard Douglas Hester.

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 4th day of November, 2019.

Richard Douglas Hester

Ray W. Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Richard Douglas Hester and Ray W. Hester, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2019.

Notary Public

