Name and Address of New Owner:
Hidden Trail Properties
8223 Alamo Road
Brentwood, TN 37027

Send Tax Bills To:
Hidden Trail Properties
8223 Alamo Road
Brentwood, TN 37027

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 043-02-0-018.00

Karen Johnson Davidson County
Batch# 326391 DEEDWARR
12/06/2019 03:05:38 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20191206-0126320

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Diane Rabago, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hidden Trail Properties LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the map showing the subdivision of Lot No. 27 and part of Lot No. 29, in the Dixie Pure Food Company's Subdivision as of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of the intersection of Commerce Avenue and Knox Street; thence with the westerly margin of Knox Street, South 16.5 deg. East 285 feet; thence South 82.5 deg. West 389.6 feet; thence North 14 deg. West 274 feet to the southerly margin of Commerce Avenue; thence with same North 81.5 deg. East 375 feet to the beginning, containing 2.4 acres, more or less.

Included in the above description but expressly excluded therefrom is a portion of the above described premises having been heretofore conveyed to Herbert Richard Lydon and wife, Betty Lydon, by deed of record in Book 2083, Page 117, Register's Office for Davidson County, Tennessee, described as follows:

Being part of Lot No. 7 on the map showing the subdivision of Lot No. 27 and part of Lot No. 29 in the Dixie Pure Food Company's Subdivision, as of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey thereof made November 2, 1951, by Harvey Gee, Surveyor, as follows:

Beginning at a point on the southerly margin of Snow Avenue (Commerce Street), said point being 164.8 feet East of the dividing line between Lot Nos. 6 and 7; thence in an easterly direction along the margin of Snow Avenue 116.5 feet to a point; thence continuing around a curve in an easterly and southerly direction 143.7 feet to a point; thence continuing in a southerly direction along the margin of Snow Avenue (Knox Street) 30.6 feet to a point; thence South 82 deg. 49 min. West 208.2 feet to a point; thence North 15 deg. 02 min. West 110 feet to the southerly margin of Snow Avenue, the point of beginning.

Further included in the above description but expressly excluded therefrom is a portion of the above described premises having been heretofore conveyed to James E. Drive and wife, Linda Laird

Driver, by deed of record in Book 3183, Page 195, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being the southeast corner of Lot No. 7 in the Subdivision of Lot No. 27 and part of Lot No. 28, in Dixie Pure Food Subdivision, as of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the west margin of Snow Avenue, formerly Knox Street, it being the common corner of Lot No. 7 and 8; thence with the north border of Lot No. 8, South 82 deg. 12 min. West 200 feet to an iron pin; thence North 16 deg. 40 min. West 145 feet to an iron pin; thence North 82 deg. 12 min. East 200 feet to an iron pin on said west margin of Snow Avenue; thence with the margin of Snow Avenue South 16 deg. 40 min. East 145 feet to the point of beginning.

Further included in the above description but expressly excluded therefrom is a portion of the above described premises having been heretofore conveyed to Herbert R. Lydon and wife, Betty Driver Lydon, by deed of record in Book 7540, Page 990, Register's Office for Davidson County, Tennessee, described as follows:

Land located in Nashville, Davidson County, Tennessee, being 11th Civil District, Tennessee, being a portion of Lot No. 7 in the subdivision of Lot No. 27 and part of Lot No. 28 in the Dixie Pure Food Company's Subdivision, of record in Plat Book 843, Page 52, Register's Office for Davidson County, Tennessee and described as follows: Beginning at an iron pin, said pin being S 16 deg. 40' East 145 feet along the west margin of Snow Avenue, formerly Knox Street, from the common corner of Lots 7 and 8; thence South 82 deg. 12' West 208.4 feet to an iron pin, thence North 15 deg. 09' West 10.3 feet to an iron pin, thence North 82 deg. 49' East 208.2 feet to an iron pin, thence South 16 deg. 40' East 8.4 feet to an iron pin, thence N 16 deg. 40' West 145 feet along west margin of Snow Avenue to the point of the beginning.

Being the same property conveyed to DIANE RABAGO by Quitclaim Deed from Diane Rabago, Executor of the Estate of Ramon Morales, dated August 19, 2015, and of record in Instrument No. 20150819-0083760, Register's Office for DAVIDSON County, Tennessee.
This is not the marital residence of Diane Rabago or her spouse, nor has it ever been.

This is improved property known as 1119 Snow Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of NOV., 2019.

Diane Rabago by John A. Bell, Jr., her attorney-in-fact (SEAL)
Diane Rabago by John A. Bell, Jr., her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of NOV., 2019, before me personally appeared John A. Bell, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of NOV., 2019.

Regina V. Sullo
Notary Signature
My commission expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20 day of NOV., 2019.

Regina V. Sullo
Notary Public
My commission expires: 11-8-22
File No. 2019-789

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022