WARRANTY DEED

Karen Johnson Davidson County
Batch# 352705 DEEDWARR
02/04/2020 08:04:21 AM 2 pgs
Fees: $13.00 Taxes: $55.50

20200204-0012422

J-37U-19-0

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Old Elm Hill Investor, LLC	**New Owner**	
(NAME)	(NAME)	**095-15-0-005.00**
1301 Dickerson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOWARD G. HIBBETT AND WIFE, PATTY S. HIBBETT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLD ELM HILL INVESTOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee., Described as follows, to-wit:

Being a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, located generally between Elm Hill Pike and Old Elm Hill Pike southwest of McGavock Pike and being Lot 2 on the Final Subdivision Plat of Jack in the Box, Elm Hill Pike at McGavock Pike as of record in Instrument No. 20010525-0054768, R.O.D.C., and being more particularly described as follows:

Beginning at an existing iron in the Northerly right of way line of Old Elm Hill Pike at the Southeast property corner of Tom F. Cone, as of record in Book 7127, page 193, R.O.D.C.; thence, with the Northeasterly line of Cone, North 28 degrees 05' 41" East 67.00 feet to an existing iron pin; thence, continuing with said line, North 25 degrees 04' 34" East 76.37 feet to the Southerly right of way line of Elm Hill Pike, said point being in the centerline of Sims Branch at the Northwesterly property corner of Bobby Howard and Rebecca Howard as of record in Book 9800, Page 127, R.O.D.C. and Instrument No. 200008020076458, R.O.D.C.; thence, with the centerline of said Sims Branch and the Southerly line of Howard the following calls: South 11 degrees 43' 55" East 56.14 feet; South 76 degrees 08' 07" East 63.46 feet; North 83 degrees 30' 34" East 113.28 feet; South 42 degrees 05' 30" East 67.46 feet South 22 degrees 53' 51" East 41.27 feet; South 22 degrees 53' 51' 45.08 feet; South 48 degrees 56' 37" East 150.98 feet; South 10 degrees 13' 35" West 10.26 feet to an iron pin set with cap MES 1649 in the Northerly right of way line of Old Elm Hill Pike; thence, with the Northerly right of way line of Old Elm Hill Pike, North 79 degrees 46' 26" West 39.44 feet to an existing iron pin; thence, continuing with said right of way line of Old Elm Hill Pike along a curve to the right 149.24 feet to an existing iron pin, said curve having a central angle of 14 degrees 08' 00", a radius of 605.00 feet, a tangent of 75.00 feet and a chord of North 72 degrees 42' 26" West 148.86 feet; thence, continuing with said line North 65 degrees 38' 23" West 285.18 feet to the point of beginning. Containing 47,723 square feet or 1.09 acres, more or less as shown on the above referenced Final Subdivision Plat prepared by Sawyer Land Surveying, Mark E. Sawyer, R.L.S., Tennessee License 1649, File 00-097.

Being the same property conveyed to Howard G. Hibbett and wife, Patty S. Hibbett by Warranty deed from PDS Partnership, a TN General Partnership of record in Instrument No. 20030716-0099483 Register's Office for Davidson County, Tennessee, dated July 14, 2003 and recorded on July 16, 2003.

This conveyance is subject to:
- Taxes for the year 2020, a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010525-0054768, Register's Office of Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20000802-0076740 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4365, Page 625, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 9313, Page 937 and Book 9313, Page 941, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 8131, Page 995 and Book 8132, Page 1, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Old Elm Hill Pike, Nashville, Tennessee 37214**.

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. 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 my/our hand(s) this the 9th DAY OF JANUARY, 2020.

Howard G. Hibbett

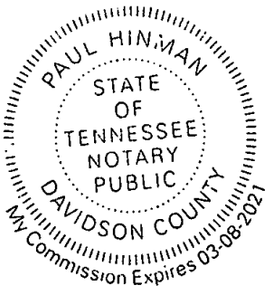
Patty S. Hibbett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD G. HIBBETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

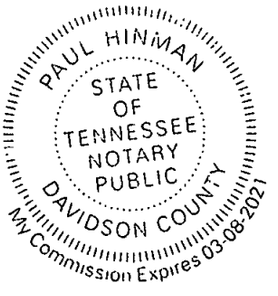


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTY S. HIBBETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212