WARRANTY DEED



State of Tennessee)
County of Davidson)

11-08-009-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of August, 2011

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
HOWERTON PROPERTY PARTNERS, GP	" NEW OWNER "	082-15-0
(NAME)	(NAME)	021,023,008&010.00
618 Church Street, Ste. 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BARBARA A. HOBSON, TRUSTEE OF THE HOBSON FAMILY TRUST AND BARBARA A. HOBSON AND RICHARD D. HOBSON, TENANTS IN COMMON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HOWERTON PROPERTY PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 09/01/11 12:58 3 pgs
Fees:18.00 Taxes:2497.50
20110901-0067887

BEING unimproved ☐
Improved ☒ property known as: **202 Howerton Street & 102 N. 2nd Street, Nashville, TN, 37203.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, its hands, this 31st day of August, 2011

BARBARA A. HOBSON, TRUSTEE OF THE HOBSON FAMILY TRUST
AND BARBARA A. HOBSON AND RICHARD D. HOBSON, TENANTS IN COMMON

By: _____
BARBARA A. HOBSON, TRUSTEE

By: _____
BARBARA A. HOBSON, INDIVIDUALLY

By: _____
RICHARD D. HOBSON, INDIVIDUALLY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BARBARA A. HOBSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the **TRUSTEE OF THE HOBSON FAMILY TRUST,** the within named bargainor(s), and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name as Trustee of the Hobson Family Trust.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2011.

My Commission Expires: 09/09/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BARBARA A. HOBSON AND HUSBAND RICHARD D. HOBSON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2011.

My Commission Expires: 09/09/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

_____
Notary Public

LEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

TO

LEGAL DESCRIPTION

Land in Nashville Davison County, Tennessee, being parts of Lot Nos. 16 and 17 on the Plan of John Shelby's First Addition to Edgefield, now East Nashville, as of record in Book 12, Page 524 and parts of Lot Nos. 64 and 65 on the Plan of John Shelby's First Addition to Edgefield, now East Nashville, as of record in Book 12, Pages 524 and 525, Register's Office for Davidson County, Tennessee, together with a part of Alley #254 closed by Council Bill 2003-1411, Metropolitan Council of Nashville, Davidson County, Tennessee (with easements retained), and more fully described by an "AS-BUILT SURVEY" by, Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated August 21, 2011, as follows:

Tract 1: (Being part of lot nos. 65, 64 and the westerly 10 feet of lot no. 63)
Beginning at a point in the southerly margin of Howerton Street , being the northerly raduis return,
Thence north 67 deg 33 min 15 sec east 96.53 feet to an iron pin;
Thence south 22 deg 23 min 09 sec east 210.00 feet to an iron pin;
Thence south 67 deg 33 min 15 sec west 50.00 feet to a pk nail;
Thence north 22 deg 23 min 09 sec west 70.00 feet to a point;
Thnece south 67 deg 33 min 15 sec west 60.00 feet to an iron pin;
Thence north 22 deg 23 min 09 sec west 126.53 feet to a point;
Thence with a curve to the right, having a radius of 13.49 feet and a length of 21.17 feet to the point of beginning.

Tract 2: (Being part of lot nos. 16 & 17)
Beginning at the northwest corner of lot 16 at the margin of north second street and the southerly margin of alley 254, alley closed by council bill 2003-1411,
Thence north 67 deg 33 min 15 sec east 100.00 feet to a point;
Thence south 22 deg 23 min 09 sec east 55.00 to a point;
Thence south 67 deg 33 min 15 sec west 20.00 to a point;
Thence south 22 deg 23 min 09 sec east 80.50 feet to a iron pin;
Thence south 70 deg 24 min 59 sec west 53.82 feet to a point;
Thence with a curve to the right, having a radius of 25.00 and a length of 40.52 feet to a point;
Thence north 22 deg 23 min 09 sec west 105.22 feet to the point of beginning.

Tract 3: (Part of Alley #254 closed by Council Bill 2003-1411, Metropolitan Council of Nashville, Davidson County, Tennessee-with easements retained)
Beginning at the northwestly corner of lot 16 and the easterly margin of North Second Street at the southern margin of said Alley # 254:
Thence north 67 deg 33 min 15 sec west 100.00 feet to a point;
Thence north 22 deg 23 min 09 sec west 8.00 feet to a point;
Thence north 67 deg 33 min 15 sec east 10.00 feet to a point;
Thence north 22 deg 23 min 09 sec west 8.00 feet to an iron pin;
Thence south 67 deg 33 min 15 sec west 50.00 feet to a pk nail;
Thence south 22 deg 23 min 09 sec east 8.00 feet to a point;
Thence south 67 deg 33 min 15 sec west 60.00 feet to a point;
Thence south 22 deg 23 min 09 sec east 8.00 feet to the point of beginning.

Being part of the same property conveyed to BARBARA A. HOBSON, TRUSTEE OF THE HOBSON FAMILY TRUST, a testamentary trust under the Last Will and Testament of Don R. Hobson, of record in the Probate Court Clerks Office of Davidson County, Tennessee in Will Volume #5671/1591970 by deed from BARBARA A. HOBSON, EXECUTRIX OF THE ESTATE OF DON R. HOBSON, dated October 12, 2006, of record in Instrument No. 20061017-0128848, Register's Office for Davidson County, Tennessee; and from BARBARA A. HOBSON AND RICHARD D. HOBSON, each a one-half undivided interest as Tenants in Common by deed from ROWENA CHANDLER, dated April 14, 2004, of record in Instrument No. 20040415-0042463, said Register's Office.