RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 58322
(Davidson County File Box 9-B)

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110078448 DEEDWARRSP
Recvd: 12/12/11 11:03 2 pgs
Fees:13.00 Taxes:5727.60

201112120096601

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,548,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
914 Partners, LLC	NEW OWNER	10404006700
(NAME)	(NAME)	
1102 17th Ave. S, Ste. 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hedgewood Development, LLC, an Illinois limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **914 Partners, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 105 and 106 on O.B. Hayes First Plan of Small Lots as of record in Plat Book 1, page 69, Chancery Court of Nashville.

Said Lots 105 and 106 front together 100 feet on the easterly side of 18th Avenue South, formerly Lamar Street, or Shields Avenue and run back between parallel lines 150 feet more or less, to an alley.

Being the same property conveyed to Hedgewood Development, LLC, an Illinois limited liability company by Special Warranty Deed dated September 6, 2006 from Bill Ham, as recorded on September 12, 2006 in Instrument 20060912-0112593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: County of Davidson taxes for the year 2012 and subsequent years, a lien not yet due or payable; all matters as set forth per Plat Book 1, Page 69, said Register's Office; subject to the rights of tenants in possession of the property, as tenants only, under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 914 18th Avenue S, Nashville, TN 37212-2103
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 9th day of December, 2011.

Hedgewood Development, LLC

Thad N. Leach, Manager

State of Missouri
County of St. Louis

Personally appeared before me, a notary public in and for the state and county aforementioned, Thad N. Leach with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Manager of Hedgewood Development, LLC and that he/she/they as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Manager.

WITNESS my hand and seal this 9th day of December, 2011.

Pauline M. Cox

Notary Public
My Commission Expires: Aug. 11, 2012

PAULINE M. COX
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: August 11, 2012
Commission Number: 08617198

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064