File No. 120887

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120065559 DEEDWARR
Recvd: 08/31/12 13:23 2 pgs
Fees:13.00 Taxes:6290.00
20120831-0079012

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2016

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HHKW Properties, LLC	Same as new owner	082-02-0-082.00
(NAME) P.O. Box 281017	(NAME)	
(ADDRESS) Nashville TN 37228	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tanksley Real Estate, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HHKW Properties, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 more particularly described as follows:

Beginning at an iron pin in the west right of way margin of Interstate #65, thence with said west margin of Interstate #65, South 4° 35' 30" east, 110.00 feet to a point; thence with said west margin of Interstate #65, South 6° 11' 11" E, 340.00 feet to a point; thence south 83° 46' 49" west, 242.94 feet to a point in the east right of way margin of Cowan Street, thence northerly along the east right of way of Cowan Street, said right of way being a curve to the right with a radius of 2614.58 feet, for a distance of 231.61 feet to a point; thence along the east right of way of Cowan Street, north 3° 11' 30" west, 79.07 feet to a point; thence along the east right of way of Cowan Street, along a curve to the left having a radius of 1940.08 feet, for a distance of 135.44 feet to a point; thence north 82° 47' 44" east, 237.70 feet to the point of beginning, and containing 107,902 square feet, more or less, or 2.477 acres, more or less.

The said tract of land is also known as Parcel No. 82 on the plat of record in Book 5200, page 165, Register's Office, Davidson County, Tennessee.

BEING a portion of the same property conveyed to Tanksley Real Estate, LLC, by Quitclaim Deed from Tanksley Real Estate Company, a Partnership composed of Roy L. Tanksley, M. Gordon Tanksley and Novella H. Tanksley (deceased) and Roy L. Tanksley, M. Gordon Tanksley and Jane T. Christiansen, as devisees under Will of Novella H. Tanksley, dated 4/1/98 and recorded 4/2/98 in Book 10868, Page 985, in the Register's Office of Davidson County, Tennessee.

Also, being a portion of the same property conveyed to Tanksley Real Estate Company, by Quitclaim Deed from Roy L. Tanksley, M. Gordon Tanksley and Novella H. Tanksley, dated 4/28/86 and recorded 5/5/86 in Book 6848, Page 405, in the Register's Office of Davidson County, Tennessee.

Also, being the same property conveyed to Tanksley Real Estate Company, a Tennessee General Partnership, by Quitclaim Deed of Exchange from Imperial Management Company, a Tennessee General Partnership, dated 11/1/79 and recorded 5/19/80 in Book 5603, Page 501, in the Register's Office of Davidson County, Tennessee. Being the same property

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previously conveyed to Imperial Management Company, a Tennessee General Partnership, by Quitclaim Deed from Hardaway Construction Company, Inc., a Tennessee Corporation, dated 5/23/79 and recorded 5/23/79 in Book 5439, Page 229; and being the same property previously conveyed to Hardaway Construction Company, Inc., by Warranty Deed from Roy L. Tanksley, Milton G. Tanksley and Novella H. Tanksley, dated 10/2/78 and recorded 5/16/79 in Book 5436, Page 470, in the Register's Office of Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 811 Cowan Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 hand this 29th day of August, 2012.

Tanksley Real Estate, LLC

By: _____

Gordon Tanksley, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gordon Tanksley with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Member of Tanksley Real Estate, LLC, a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he/she as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Gordon Tanksley as such Member.

Witness my hand and official seal this 29th day of August, 2012.

Commission expires:

_____

Notary Public

