BILL GARRETT, Davidson County
Trans:T20130042515 DEEDWARRSP
Recvd: 05/21/13 16:11 4 pgs
Fees:23.00 Taxes:1850.00
20130521-0051416

This Instrument Prepared By:
Hix & Gray, PLC (mlh)
1230 Regions Center
315 Deaderick Street
Nashville, Tennessee 37238

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
SH HILLSBORO VILLAGE, LLC **3200 West End Avenue, Suite 500** **Nashville, Tennessee 37203**	**Same**	**Map 104-08-0** **Parcel 173.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, David H. Smith, Andrew M. Smith and Thomas O. H. Smith III (herein referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto SH Hillsboro Village, LLC, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10 and the southerly 3.6 feet of Lot 9 No., as shown on the map entitled 0. H. Shields' Subdivision of Lots 44, 55, 57 and 69 in 0. B. Hayes Rokeby Addition, of record in Book 161, Page 158, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at the northeast corner of 19th Avenue and Belcourt Street, and running thence north on the easterly side of and parallel to said 19th Avenue or Everett Street 70 feet; thence east 150 feet to an alley; thence southwardly on the west side of and parallel to said alley, 68.1 feet; thence westwardly on the north side of and parallel to Belcourt Street, 150 feet to the beginning.
>
> Being the same property conveyed to Mary R. Smith, by deed from Martha Austin, unmarried, of record in Book 1972, page 59, dated April 30, 1951, Register's Office for Davidson County. Mary R. Smith died in 1978 and the property vested in Thomas O. H. Smith and wife, Georgia S. Smith, pursuant to the terms of the Last Will and Testament of Mary R. Smith admitted to probate on July 5, 1978, in the Probate Court of Davidson County, Tennessee, Case No. 65950. Thomas O. H. Smith died on September 18, 1986. Georgia S. Smith died

intestate on February 2, 2001, leaving Thomas O. H. Smith, Jr. and David H. Smith as her only heirs at law. Thomas O. H. Smith, Jr. died intestate on October 23, 2009, leaving Andrew M. Smith and Thomas O. H. Smith III as his only heirs at law. The estate of Thomas O. H. Smith, Jr. was administered in the State of North Carolina, Dare County, General Court of Justice, Superior Court Division, File No. 10 E 19.

This is improved property located at 1710 19th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto Grantee, its successors and assigns, in fee simple, forever.

GRANTORS COVENANT with Grantee that Grantors are lawfully seized and possessed of said property, that Grantors have a good and lawful right to sell and convey the same, and that Grantors' interest in the property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are to be prorated.

GRANTORS FURTHER COVENANT with Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever, except as limited below.

ALL warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

WITNESS effective as of May 21, 2013.

GRANTORS:

David H. Smith

Andrew M. Smith
by David H. Smith, Attorney-in-Fact

Thomas O. H. Smith III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, David H. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of May, 2013.

NOTARY PUBLIC

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, David H. Smith, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Grantor, Andrew M. Smith, and is authorized by Grantor, to execute this instrument on behalf of Grantor.

WITNESS my hand and seal at office this 21st day of May, 2013.

NOTARY PUBLIC

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Thomas O. H. Smith III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of May, 2013.

NOTARY PUBLIC

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $500,000.00.

AFFIANT

Subscribed and sworn to before me, this 21st day of May, 2013.

NOTARY PUBLIC

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

My Commission Expires:
5-20-2014