THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20130048103 DEEDWARRSP
Recvd: 06/10/13 10:36 2 pgs
Fees:13.00 Taxes:1202.50
20130610-0058546

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF June, 2013.

Notary Public
My Commission Expires: 8/23/16

FROM:	TO:
Lena May Jordan Hilliard, Sole Devisee under the Will of Nannie Wilson Martin	Harwell Properties, LLC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Harwell Properties, LLC 5337 Weber Rd. Hermitage, TN 37076	NEW OWNER	PARCEL ID: 09601001200 and 09601001100

SPECIAL WARRANTY DEED

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, Lena May Jordan Hilliard, unmarried, Sole Devisee under the Will of Nannie Wilson Martin, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Harwell Properties, LLC, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is (x) Unimproved or ( ) Improved property known as: 2732 & 2734 Lebanon Pk., Nashville, TN 37214

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 7th day of June, 2013.

GRANTOR -
By Lena Hilliard POA
Lena May Jordan Hilliard by Melissa Lockhart Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Melissa Lockhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Lena May Jordan Hilliard, as her, Attorney-in-Fact, as the free act and deed of the within named Lena May Jordan Hilliard.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2013.

My Commission Expires: 8/23/16

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Harwell Properties, LLC
2732 & 2734 Lebanon Pike
Nashville, TN 37214

Legal Description

Tract I:
Land in Davidson County, Tennessee, being part of Lot No. 11, on the Map of Lands of Jere Bowen, deceased, of record in Plan Book 2, Page 134, Chancery Court of Davidson County, and described as follows:

Beginning at a point in the north margin of the New Lebanon Pike at the corner of the property of C.B. Martin, being 22 feet one inch Northwest from an old fence; thence with the margin of New Lebanon Pike, North 74 deg. West , 47 feet 5 inches to the corner of the lands of H.O. Rinaldo; thence along Rinaldo's east line North 3 deg. East, 317 feet 6 inches, more or less to the center line of the Old Lebanon Road; thence with the center line of same, South 46 1/2 deg. West, 249 2/3 feet to said C.B. Martin's corner; thence with his line Southwesterly 209 feet, more or less, to the beginning.

BEING the same property conveyed to C.B. Martin and Nannie Wilson Martin by deed from Steven O. Gibson, of record in Book 1403, Page 368, dated June 28, 1946, Register's Office for said County.

Tract II:
Certain real estate in Davidson County, Tennessee, as follows:

Beginning in the center of the Old Lebanon Pike at R.D. Stanfords Northeast corner and running South 39 1/2 deg. East 172 feet thence South 25 deg. West 66' 8" to a iron pin in the edge of the right of way in the New Lebanon Pike thence North 74 deg. West 241 feet to a post in the Stanford line thence North 50 deg. East 196 feet to the point of the beginning and being all of Lot North of the New Lebanon Pike purchased from G.W. Jenkins by R.D. Stanford and T.R. Buill as of record in Book 873, Page 318, R.O.D.C., Tenn.

BEING the same property conveyed to C.B. Martin and wife, Nannie Wilson Martin by deed from R.D. Stanford and T.R. Buill, of record in Book 903, Page 155, dated August 5, 1932, Register's Office for said County.

The said C.B. Martin died November 10, 1951 and the title vested in Nannie Wilson Martin as surviving tenant by the entirety. The said Nannie Wilson Martin died testate on August 22, 1959 and the Estate was admitted to Probate on Septembe 8, 1959 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Sole Devisee under the Will of Nannie Wilson Martin.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plan Book 2, Page 134, said Register's Office.

Power of Attorney of record in Instrument 20120626-0055711, Register's Office for said County.