File No. 140049

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011251 DEEDWARR
Recvd: 02/18/14 11:31 2 pgs
Fees:13.00 Taxes:2960.00
20140218-0013754

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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	082-06-0-076.00
(NAME) 811 Cowan Street	(NAME)	082-06-0-082.00
(ADDRESS) Nashville, TN 37207	(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:

TRACT 1:
LAND in Davidson County, Tennessee, being Lot No. 2 on the Subdivision Plat of Tanksley Real Estate Minor Subdivision of record in Plat Book 9700, Page 717, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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, Pages 985 & 988; and being a portion of the same property previously conveyed to Tanksley Real Estate Company, by Quitclaim Deed from Roy L. Tanksley, M. Gordon Tanskley and Novella H. Tanksley, dated 1/27/94 and recorded 2/14/94 in Book 9248, Page 408; and being a portion of the same property previously 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; and being a portion of the same property previously conveyed to G.B. Tanksley, Roy L. Tanksley, M. Gordon Tanksley and Novella H. Tanksley, as tenants in common, by Warranty Deed from Gatewood Development Company, Inc., a Tennessee Corporation, dated 7/1/69 and recorded 7/3/69 in Book 4347, Page 259, in the Register's Office of Davidson County, Tennessee. The said G.B. Tanksley having since died.

TRACT 2:
A parcel of land in the First Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin at the northwesterly corner of the property conveyed to Swift & Company, an Illinois corporation, by Nashville Consolidated Warehouses, Inc., by deed of record in Book 4192, page 611; thence S 83 degrees 02 minutes E 219.72 feet to an iron pin at the northeasterly corner of said property; thence S 7 degrees 57 minutes 30 seconds E 28 feet to a point; thence N 83 degrees 02 minutes W 219.72 feet, more or less to a point on the easterly margin of Cowan Street; thence N 9 degrees 41 minutes 30 seconds W 28 feet to the point of beginning and containing approximately 6,148.8 square fee.

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Being the same property conveyed to Tanksley Real Estate Co., by deed from Nashville Consolidated Warehouses, Inc. of record in Book 5136, page 9, Register's Office, Davidson County, Tennessee and further conveyed to Tanksley Real Estate, L.L.C. by quitclaim deed of record in Book 10979, page 721, Register's Office, Davidson County, Tennessee.

Subject to all existing easements and all matters shown on plat of record in Plat Book 9700, Page 717, said Register's Office.

Subject to Sanitary Sewer Easement in Book 10973, Page 116, said Register's Office.

unimproved ☐ -

This is improved ☒ property, known as 801 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 13th day of February, 2014.

Tanksley Real Estate, LLC

By: _____

M. 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 M. Gordon Tanksley with whom I am personally acquainted and who upon his oath acknowledged himself 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 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 M. Gordon Tanksley as such Member.

Witness my hand and official seal this 13th day of February, 2014.

Commission expires:

_____

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016