This instrument prepared by
and after recording return to:
William L. Rosenberg, Esq.
414 Union Street, Suite 1205
Nashville, TN 37219

Davidson County DEEDWARRSP
Recvd: 03/31/14 16:02 5 pgs
Fees:28.00 Taxes:5180.00
20140331-0026561

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
Germantown Market, LLC 631 2nd Ave. S., Suite 300 Nashville, TN 37210	Same	082-09-411.00; 082-09-412.00; and 082-09-413.00

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

CONSTANCE LEE HILL AKA CONSTANCE S. HILL, unmarried

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto

GERMANTOWN MARKET, LLC

hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is unimproved ( ) improved (x) property, known as

1116, 1118 AND 1120 4TH Avenue, North, Nashville, TN
(House Number) (Street) (City) (State) (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 GRANTEE, its successors and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons of all persons claiming by, through, or under me, but no 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.

Witness my hand this 31 day of March, 2014.

Constance Lee Hill

Constance Lee Hill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Constance Lee Hill, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of March, 2014.

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Douglas R. Sipes
Commission Expires
November 6, 2017

Doug L R Sipes

Notary Public

Commission Expiration:_____

STATE OF _____}
COUNTY OF _____}

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS $1,400,000.00.

Constance Lee Hill

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2014.

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Douglas R. Sipes
Commission Expires
November 6, 2017

Doug L R Sipes

NOTARY PUBLIC

My Commission expires:_____

EXHIBIT "A"

TRACT I:

Parcel 1:

Land in Davidson County, Tennessee as follows:

Being part of Lot No. 41 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, page 606, 607, and 608, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the easterly margin of 4th Avenue, North (formerly Cherry Street) 95 feet southerly from the southerly margin of Madison Street; thence with the easterly margin of said Avenue southerly 41-1/2 feet; thence at right angles easterly 177 feet, more or less, to the westerly margin of an alley; thence with said alley northerly 41-1/2 feet; thence westerly 177 feet, more or less to the beginning.

Parcel 2:

In Nashville, Davidson County, Tennessee, being the southerly 37.9 feet on Lot No. 40 and the northerly 7.35 feet, more or less, of Lot No. 41 on the plan of D. T. MeGavock's First Addition, as of record in Book 10, pages 606 to 609 inclusive, Register's Office for said County, described as follows:

Beginning on the easterly margin of 4th Avenue North, formerly Cherry Street, at a point 50 feet south of the southerly margin of Madison Street thence with the easterly margin of said Avenue, southwardly 45 feet 3 inches, more or less, to the northwest corner of the property conveyed to Rebecca Smilovitz and husband, of record in Book 1236, page 30, said Register's Office; thence with said Smilovitz's northerly line, eastwardly 177 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 45 feet. 3 inches, more or less, to a point 50 feet south of the southerly margin of Madison Street; thence westwardly 177 feet, more or less, to the beginning.

Being the same property conveyed to Constance Lee Hill by Warranty Deed of record in Book 11209, page 618, Register's Office for Davidson County, Tennessee.

TRACT II:

Being the northerly 50 feet of Lot No. 40 on the Plan of D. T. McGavock's First Addition to Nashville, Tennessee, as of record in Book 10, pages 606, 607, 608, and 609.

Said part of Lot No. 40 fronts 50 feet on the easterly side of Fourth Avenue North, formerly Cherry Street, and runs back between parallel lines and with the southerly margin of Madison Street, 177 feet 4 inches to an alley.

Being the same property as conveyed to John O. Hill and wife, Constance S. Hill, by Warranty Deed of record in Book 5988, page 217, Register's Office for Davidson County, Tennessee. The said John O. Hill having since deceased, vesting the property in Constance S. Hill, his wife, by operation of law.

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

