1. - GSem
Box 44

BILL GARRETT, Davidson County
Trans:T20140084836 DEEDWARR
Recvd: 11/10/14 12:35 3 pgs
Fees:18.00 Taxes:1017.50
20141110-0103606

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of November, 2014.

Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Sudekum Capital, LLC Greene Holdings, LLC 300 Broadway Nashville, TN 37201	New Owner	102-08-0-120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEVERLY J. HAMER, individually and in her capacity as sole remaining partner of HaDa COMPANY, a Tennessee general partnership composed of Beverly J. Hamer and Ellen M. Daniels**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SUDEKUM CAPITAL, LLC, a Tennessee limited liability company, as to an undivided 50% interest,** and **GREENE HOLDINGS, LLC, a Tennessee limited liability company, as to an undivided 50% interest,** as tenants in common hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING a certain tract of land located in the First Civil District of Davidson County, Tennessee, being Lot 1 (Parcel 120) on the plan of the Resubdivision of Lot 1, R. Wayne Oldham Property, a plat of which if of record in Book 5190, page 62, Register's Office for

Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., dated January 11, 1978 (File No. 1040) as follows:

BEGINNING at a radius turnout monument in the easterly right-of-way of Hillwood Boulevard (an 80-foot right-of-way) and proceeding as follows: With the easterly right-of-way of Hillwood Boulevard, North 33° 02' West a distance of 29.30' to an iron pin; thence, leaving said right-of- way, North 54° 02' East a distance of 218.98' to an iron pin in the westerly right-of-way of a 20-foot unimproved alley; thence, with said right-of-way, South 33° 07' East a distance of 20.35' to a radius turnout monument; thence, with a radius turnout and a curve to the right having a radius of 31.5' a distance of 47.96' to a radius turnout monument in the northerly right-of-way of a 20-foot unimproved alley; thence, with said right-of-way, South 54° 02' West a distance of 168.00' to a radius turnout monument, being an iron pin in concrete; thence, with said radius turnout monument and a curve to the right having a radius of 20.00' a distance of 32.44' to the point of beginning according to said survey.

Being the same property conveyed to HaDa Company, a Tennessee general partnership composed of Beverly J. Hamer and Ellen B. Daniels, as sole general partners, by deed from William F. Robertson, Jr., of record in Book 8120, page 655, dated May 31, 1990, said Register's Office. Ellen B. Daniels further conveyed her interest by Quitclaim Deed to Beverly J. Hamer, of record in Book 9737, page 293, dated July 19, 1995, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, which have been paid by the Grantor.

2. Matters shown on the Plan of record in Book 5190, page 62, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 5150, page 972 and amended in Book 5224, page 459 and Book 5255, page 764, said Register's Office.

This is improved property known as: **844 Hillwood Blvd., Nashville, TN 37209.**

This is not now, nor has it ever been, the residence of the Grantor herein.

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 successors and assigns, forever; and Grantor covenants with the said Grantees that she is are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind herself, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 5th day of November, 2014.

Beverly J. Hamer

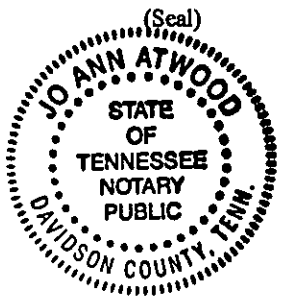
Beverly J. Hamer, individually and as sole remaining partner of HaDa Company

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly J. Hamer, , individually and as sole remaining partner of HaDa Company, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of November, 2014

(Seal)



My Commission Expires MAY 3, 2016

Jo Ann Atwood
Notary Public

My Commission Expires: 5-3-16