BILL GARRETT, Davidson County
Trans:T20150021388 DEEDWARRSP
Recvd: 03/24/15 11:44 5 pgs
Fees:28.00 Taxes:1369.00
20150324-0025238

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
844 Hillwood LLC
4525 Harding Pike, Suite 106
Nashville, Tennessee 37205-2119

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 102-08
Parcel 120

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SUDEKUM CAPITAL, LLC**, a Tennessee limited liability company, and **GREENE HOLDINGS, LLC**, a Tennessee limited liability company (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **844 HILLWOOD LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described as set forth on EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantors contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

This is improved real property known as 844 Hillwood Boulevard, Nashville, Tennessee.

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, and Grantee's successors and assigns forever.

AND Grantors do hereby covenant with Grantee that Grantors are lawfully and solely seized and possessed of the property in fee simple and that they have good right to sell and convey the same.

AND Grantors do further covenant and bind themselves, and their respective heirs, estates, personal representatives, successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed as of the _____ day of March, 2015.

SUDEKUM CAPITAL, LLC, a Tennessee limited liability company

By:_____
Bart Johnston, Member

GREENE HOLDINGS, LLC, a Tennessee limited liability company

By:_____
Nate Greene, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bart Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of SUDEKUM CAPITAL, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand, at office, this 12th day of March, 2015.

_____
NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 21, 2016

My Commission Expires:
6-21-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nate Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of GREENE HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand, at office, this 12th day of March, 2015.

NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 21, 2016

My Commission Expires:
6-21-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me
this 23rd day of March, 2015.

Notary Public
My Commission Expires: November 3, 2015

EMILY HARRISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2015

EXHIBIT A

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 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, by deed from Beverly J. Hamer, individually and in her capacity of sole remaining partner of Hada Company, a Tennessee general partnership composed of Beverly J. Hamer and Ellen M. Daniels, of record in Instrument No. 20141110-0103606, dated November 5, 2014, said Register's Office.

EXHIBIT B

1. Real property taxes for 2015, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 5190, page 62, Register's Office for Davidson County, Tennessee.

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.