BILL GARRETT, Davidson County
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Fees:23.00 Taxes:444.00
20150717-0070242

SPECIAL WARRANTY DEED

FROM: THH Realty, LLC

TO: Howard Hudgins

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Howard Hudgins 6604 Fox Hollow Rd Nashville, TN 37205-3930	Same	Map/Parcel: 09213017800

STATE OF TN)
COUNTY OF Davidson

The actual consideration for this transfer is $120,000.00

Howard Hudgins
Affiant

Sworn to and subscribed before me, this 17th day of July, 2015.

Traci Sellers
Notary Public

My Commission Expires:

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THH Realty, LLC** (hereinafter, collectively called the "Seller") by these presents does transfer, sell and convey unto **Howard Hudgins** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 325 33rd Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 17th day of July, 2015.

SELLER: THH Realty, LLC,
A Tennessee limited liability company

By: _____
Keith Davis, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and seal at office in Nashville, Tennessee, this 17th day of July, 2015.

_____
Notary Public

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Hortense Place as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee. Said Lot No. 77 fronts 57.5 feet on the westerly side of 33rd Avenue North, formerly Barren Street, and runs back between parallel lines with the southerly margin of Park, formerly First Avenue, 140 feet to an alley.

The property is conveyed subject to the Plan of record in Book 161, page 167, said Register's Office and to all applicable government planning, building and zoning regulations.

Being the same property conveyed to THH Realty, LLC by deed of record at Instrument No. 200505030049329, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2015, a lien, which is now due and payable.

2. Matters shown on the Plan of record Plat Book 161, page 167, Register's Office for Davidson County, Tennessee.