This Instrument Was Prepared:
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Davidson County DEEDWARRSP
Recvd: 08/28/15 14:11 8 pgs
Fees:43.00 Taxes:8140.00
20150828-0087516

Address New Owner(s):	Send Tax Bills to:	Map and Parcel No.:
Hwy 55 Real Estate, LLC PO Box 120897 Nashville, TN 37212-0897	New Owner	Map: 093-10 Parcel: 434.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CARLOS HERNANDEZ, as to a one-third interest, LOURDES M. BELLO (being the same person as LOURDES MARIA BARAJAS), as to a one-third interest, and SALVADOR RAMIREZ, TRUSTEE OF THE SALVADOR RAMIREZ REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 5, 2014, as to a one-third interest, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to HWY 55 REAL ESTATE, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, all of their right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 416 4th Avenue South, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantors covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto, and have a good right to convey it. Except for those matters set forth on Exhibit B, Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under them but no further or otherwise.

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

[signature pages follow]

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27th day of August, 2015.

CARLOS HERNANDEZ

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, duly commissioned and qualified, CARLOS HERNANDEZ, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 27th day of August, 2015.

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My commission expires: 6/20/2017

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27th day of August, 2015.

LOURDES M. BELLO (being the same person as LOURDES MARIA BARAJAS)

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, duly commissioned and qualified, LOURDES M. BELLO (being the same person as LOURDES MARIA BARAJAS), the within named bargainor(s), with whom I am personally acquainted, or proved to me on 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 27th day of August, 2015.

Notary Public
My commission expires: 6/22/2017

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27th day of August, 2015.

SALVADOR RAMIREZ, Trustee of the Salvador Ramirez Revocable Living Trust Agreement dated November 5, 2014

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, duly commissioned and qualified, SALVADOR RAMIREZ, TRUSTEE, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 27th day of August, 2015.

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My commission expires: 6/20/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.

Affiant

Subscribed and sworn to before me this 24th day of August, 2015.

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: 6/20/2017

EXHIBIT A

Being a tract of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to a survey dated July 13, 2015 by Michael R. Williams, RLS No. 1906, HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027 bearing HFR Project No. 2015115-52, as follows:

Beginning at a P.K. nail (new) situated in the easterly right of way line of 4th Avenue South, said nail being located approximately 111 feet north of the intersection of the north right of way line of Peabody Street and said easterly right of way line of 4th Avenue South, said nail also being a corner common with Peabody Partners property as of record in Book 7967, Page 321, R.O.D.C., TN and being the southwest corner of the property described herein;

Thence, with the said right of way line of 4th Avenue South, North 27° 30' 24" West, 95.60 feet to a P.K. nail (new), said nail being a corner common with the Rutledge Place, L.L.C. property as of record in Instrument Number 201412120113981, R.O.D.C., TN;

Thence, with the said Rutledge property, North 62° 32' 28" East, 144.00 feet to a bolt (old) situated in the westerly right of way line of Almond Street;

Thence, with the said right of way line of Almond Street, South 27° 30' 24" east, 95.00 feet to a P.K. nail (old), said nail being a corner common with the said Peabody property;

Thence, South 62° 18' 09" West, 144.00 feet to the point of beginning containing 13,723 square feet or 0.315 acres, more or less.

Being the same property conveyed to Carolos Hernandez, Lourdes Maria Barajas and Salvador Ramirez by deed from Jai Kun Kang and wife, Kee Seon Kang of record in Instrument No. 200309150135198, Register's Office for Davidson County, Tennessee. Salvador Ramirez further conveyed his 1/3 interest to Salvador Ramirez Revocable Living Trust Agreement dated November 5, 2015 in Instrument No. 201411120104572, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2015, a lien not yet due and payable.

True Copy Certification

I, Jay H. Smith, 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, Jay H. Smith 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:

