THIS INSTRUMENT PREPARED BY: **W. Lee Corbett, P.C.** **CORBETT CROCKETT** Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203 (615) 383-0500 CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $466,000.00. **AFFIANT** Subscribed and sworn to before me, this 22 day of September, 2015. Notary Public My Commission Expires: _____

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Jonathan et ux. Rachel Shaub 1304 C. Street SE Washington, DC 20003	SAME	Map: 104-08-0 Parcels: 381.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Six Thousand and no/100 Dollars ($466,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hillsboro Corner, LLC** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Jonathan Shaub *et ux.* Rachel Shaub**, hereinafter called the Grantees, their heirs and assigns, certain property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 41 on the Map of O.B. Hayes Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee, being known as Lot No. 5 in the Resubdivision of Lot 41 and described as follows:

BILL GARRETT, Davidson County
Trans:T20150081197 DEEDWARRSP
Recvd: 09/24/15 08:50 3 pgs
Fees:18.00 Taxes:1724.20
20150924-0096922

Beginning at a point in the margin of Villa Place, formerly Belmont Street, 200 feet south of the south margin of Weston Avenue (now Horton Avenue); thence westerly parallel to the south margin of Weston Avenue 144 feet to the east margin of an alley; thence with said margin southerly 60 feet to a point; thence easterly 144 feet to the west margin of Villa Place; thence northerly 60 feet to the beginning.

Being the same property conveyed to Hillsboro Corner, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20120705-0059041, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, 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.

This conveyance is made subject to the following exceptions:

1. Taxes and assessments for the year 2015, a lien but not yet due and payable, and subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 21st day of September, 2015.

HILLSBORO CORNER, LLC,
a Tennessee limited liability company

By: George N. Spiva
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, 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 HILLSBORO CORNER, LLC, a Tennessee limited liability company, the within named bargainor, and who acknowledged that as such Chief Manager, he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS MY HAND, at office, this 21st day of September, 2015.

Ashley Crosby
Notary Public

My Commission Expires:

