BILL GARRETT, Davidson County
Trans:T20160087536 DEEDWARRSP
Recvd: 10/05/16 09:48 2 pgs
Fees:13.00 Taxes:462.50
20161005-0105024

SPECIAL WARRANTY DEED

This instrument orchestrated by:
PF SHEILD LLC
358 S 700 SUITE B601
SALT LAKE CITY, UT. 84102

Address New owner As Follows;	Send Tax Bill to;	Map – Parcel Numbers
Hawkins St Holding & Dev LLC **Series A** 1718 Church St #331951 Nashville TN. 37203	Hawkins ST Holding & Dev. LLC **Series A** 1718 Church St.#331951 Nashville, TN. 37203	93-13- 343

SPECIAL WARRANTY DEED

For and in consideration of sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, REGINALD U. BURNEY, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto HAWKINS ST. HOLDING & DEVELOPMENT LLC,SERIES A hereinafter called the Grantee, its successors and assigns, a certain tract (parcel) of land in Davidson County, Tennessee, described as follows;

Land in Davidson County, Tennessee, being the Easterly 33 feet 4 inches of Lot No.48 in Sigler's Plan, as of record in Plan book 1, page 4, Chancery Court of Nashville TN. Davidson County

Said part of Lot No. 48 fronts 33 feet 4 inches more or less, on the southerly side of HAWKINS STREET and runs back between parallel lines 205 feet to an alley

Being the same property conveyed to Reginald U Burney by quitclaim deed dated 7-27-1998 Clara Belly Burney widow, record book 11035, Page 902. Register's Office, Davidson County Tennessee.

THIS IS UNIMPROVED PROPERTY, Commonly known as 1405 HAWKINS STREET NASHVILLE TN. 37203

TO HAVE AND TO HOLD said tract (parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant grantee that grantor has not made, done, executed , allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his heirs and representative, to warrant and forever defend title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $125,000

WITNESS my hand this 5 day of October 2016

AFFIANT

Subscribed and sworn to before me this 5, day of October 2016.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reginald U Burney, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purpose therein contained,

WITNESS my hand and official seal at Nashville, Tennessee this 5, day of October 2016

JAMES R. BINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires, 11-15-16