BILL GARRETT, Davidson County
Trans:T20160109538 DEEDWARRSP
Recvd: 12/13/16 14:37 4 pgs
Fees:23.00 Taxes:6012.50
20161213-0130762

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

ADDRESS NEW OWNER:
BakerSouth-Hart Street, LLC
4415 Howell Place
Nashville, Tennessee 37205

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 60-15
Parcels 33.00 and 77.00

# 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, **DAVID M. AMONETTE, ADMINISTRATOR OF THE ESTATE OF JANE H. RALLS** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BAKERSOUTH-HART STREET, LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property known as 2600 and 2610 Hart Street, Nashville, Tennessee 37207.

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

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.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, 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 Grantor has caused this instrument to be executed as of the 7th day of December, 2016.

**DAVID M. AMONETTE, ADMINISTRATOR OF THE ESTATE OF JANE H. RALLS**

STATE OF TENNESSEE )
COUNTY OF Sumner )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DAVID M. AMONETTE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator of the Estate of Jane H. Ralls, the within named bargainor, and that he, as such Administrator, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as Administrator.

WITNESS my hand, at office, this 5th day of December, 2016.

Susan E Byrum
NOTARY PUBLIC

My Commission Expires:
3-19-19

SUSAN E. BYRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,625,000.00.

D. Mark Hawk
Affiant

Subscribed and sworn to before me
this 7th day of December, 2016.

Debra S. Frazier
Notary Public
My Commission Expires: 3/10/2019

DEBRA S. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

## EXHIBIT A

Land situated in the 4th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lots 37 and 38 as shown on plan entitled Jones and Harts Subdivision, of record in Plat Book 332, Page 43, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (new) lying on the northerly Right of Way margin of Locust Street (50'R.O.W.) and the westerly Right of Way margin Hart Street (50'R.O.W.) being the southeasterly corner of the herein described tract;

Thence, along or near said northerly margin of Locust Street North 79°27'12" West, a distance of 293.00 feet to an iron rod (old);

Thence, along or near the easterly line of Ainsworth Enterprises of record in Instrument 200506270073359, R.O.D.C., North 15°19'17" East, a distance of 600.00 feet to an iron pin (old);

Thence, along or near the southerly margin of Jones Street (50'R.O.W.) unimproved South 79°14'34" East, a distance of 304.53 feet to an iron rod (new);

Thence, along or near said westerly margin of Hart Street South 16°25'39" West, a distance of 600.00 feet to the Point of Beginning,

Containing 178,514 Square Feet or 4.10 Acres, more or less, described according to the ALTA/NSPS Land Title Survey, dated October 12, 2016, last revised November 30, 2016, prepared by J. Alan Cummings, Tennessee RLS No. 2351, Crawford & Cummings, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212, Job No. 16-090.

Being part of the same property conveyed to W. T. RALLS, by installment deed from FIRST CHURCH OF CHRIST SCIENTIST IN NASHVILLE, TENNESSEE, of record in Book 4573, Page 620, dated February 1, 1972, said Register's Office. W.T. RALLS died on or about June 20, 1988, devising said property to JANE H. RALLS by will of record in Will Book 14, Page 29, Chancery Court for Sumner County, Tennessee, a certified copy of which is of record in Book 7789, Page 429, and in Book 8690, Page 71, said Register's Office. JANE H. RALLS died testate on or about November 18, 2014. Said estate is being probated in Docket No. 2014PR-518 in the Chancery (Probate) Court of Sumner County, Tennessee, at Gallatin.

Pursuant to the Order Approving Settlement dated April 20, 2016, of record in the Chancery (Probate) Court of Sumner County, Tennessee, at Gallatin, Docket No. 2014PR-518; a certified copy of which is also recorded as Instrument No. 20161201-0125900, said Register's Office, and the Order Concerning Sale of Real Estate dated August 15, 2016, of record in the Chancery (Probate) Court of Sumner County, Tennessee, at Gallatin, Docket No. 2014PR-518; a certified copy of which is also recorded as Instrument No. 20161201-0125901, said Register's Office, DAVID M. AMONETTE, ADMINISTRATOR OF THE ESTATE OF JANE H. RALLS, has been authorized to sell said property.

## EXHIBIT B

1. Real property taxes for 2016, a lien, now due and payable but not yet delinquent, which have been prorated between the parties and shall be paid by Grantee.

2. Matters shown on the Plan of record in Plat Book 332, page 43, Register's Office for Davidson County, Tennessee.

3. Rights of existing tenants, as tenants only, to occupy portions of the property pursuant to unrecorded leases.

4. All matters shown on ALTA/NSPS Land Title Survey, dated October 12, 2016, last revised November 30, 2016, prepared by J. Alan Cummings, Tennessee RLS No. 2351, Crawford & Cummings, P.C., 1929 21st Avenue South, Nashville, Tennessee 37212, Job No. 16-090.