This Instrument Prepared By:
Kelly L. Worman
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203

Davidson County DEEDWARRSP
Recvd: 04/07/17 15:39 5 pgs
Fees:28.00 Taxes:7307.50
20170407-0034457

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
H & W Investments, LLC 151 Island Drive Hendersonville, Tennessee 37075	[SAME]	09211005800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **1912 CHARLOTTE RETAIL PARTNERS, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **H & W INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davison County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The Property is improved real property located at 1912 Charlotte Avenue, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,975,000.00.

Affiant

Subscribed and sworn to before me this the 7th day of April, 2017.

Notary Public

My Commission Expires: 6/20/17

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 7th day of April, 2017.

GRANTOR:

1912 CHARLOTTE RETAIL PARTNERS, LLC, a Tennessee limited liability company

By: _____
Name: Jim Jacobs
Its: Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jim Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of 1912 Charlotte Retail Partners, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of such limited liability company.

WITNESS my hand and seal at office this 7th day of April, 2017.

_____
Notary Public

My Commission Expires:

6/20/17

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 and the Easterly 5 feet of Lot No. 3 in the amended Plan of Subdivision of Jesse Thomas, the Plat of which is of record in Plat Book 161, Page 88, Register's Office for Davidson County, Tennessee.

Said lots front together 83 feet on the Northerly side of Charlotte Avenue (formerly Cedar Street) and extend back Northward between parallel lines measuring 150 feet to an alley.

INCLUDED in the above described property but specifically EXCLUDED therefrom is the following described tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 4489, Page 897, said Register's Office:

Land in Davidson County, Tennessee, described as follows, to-wit:

An angular shaped parcel of land in the 20th Concilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 1 on the amended plan of Subdivision of Jessie Thomas Plan of which is of record in the Register's Office in Plan Book No. 161, Page 88, in Nashville, Tennessee.

Said parcel of land fronts 15 feet on both Charlotte Avenue and Lyle Avenue and is connected by curve that has a 15 foot radius on which it measures 23.56 feet thereon.

Being the same property conveyed to 1912 Charlotte Retail Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 201601200005949, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017 and subsequent years, not yet due and payable.

2. Any encroachment, encumbrance, violation, variation or other adverse circumstance affecting the Property and not shown in the public records that would be disclosed by an accurate and complete land survey of the Property.

3. All matters as shown on that certain plat of record in Plat Book 161, Page 88, in the Register's Office for Davidson County, Tennessee.

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

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: