Bill Garrett Davidson County
Batch# 773 DEEDWARRSP
09/14/2017 10:34:32 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20170914-0093921

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Harwell Heath Holdings, LLC P.O. Box 78127 Nashville, Tennessee 37207-8127	Same	041-078.00

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, **Heath & Kershner Holdings, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Harwell Heath Holdings, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit B hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 12th day of September, 2017.

GRANTOR

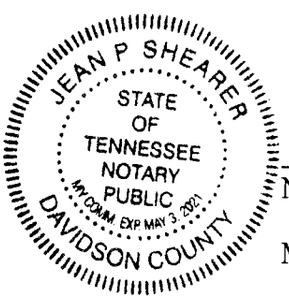
Heath & Kershner Holdings, LLC,
a Tennessee limited liability company

By: _____
Scott Williams, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Scott Williams, President, 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 President of Heath & Kershner Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as President of Heath & Kershner Holdings, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of September, 2017.



_____
Notary Public

My commission expires: 5-3-21

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me,
this 12th day of September, 2017.

Jean P. Shearer
Notary Public
My Commission Expires: 5-3-21

JEAN P SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP MAY 3, 2021
DAVIDSON COUNTY

Exhibit "A"

Real Property Description

Being a certain tract or part or parcel of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by William Collier Parris, Civil Engineer, dated July 15, 1959, as follows:

Beginning at a point in the Easterly margin of Dickerson Road, said point being 73.2 feet from the intersection of the Easterly margin of Dickerson Road, and the Northerly line of property conveyed to E. E. Russell, and wife, by Deed of record on in Book 2086, Page 206, said Register's Office; thence with the Easterly margin of Dickerson Road Northwardly 350' to a point; thence North 76 deg. 50' East 300' to a point; thence South 3 deg. 11' West 350' to a point; thence South 76 deg. 50' West 300 feet to the point of beginning.

Being the same property conveyed to Heath & Kershner Holdings, LLC by Special Warranty Deed dated April 26, 2016 of record at Instrument No. 20160427-0040992, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Matters as would be disclosed by a current and accurate survey and inspection of the property.

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