Bill Garrett Davidson County
Batch# 4825 DEEDWARRSP
09/26/2017 09:50:14 AM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20170926-0098313

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
MCKENZIE LAIRD, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me, this 26 day of September, 2017.

LINDA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

Notary Public
My Commission Expires: 1-8-2019

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
SMRE, LLC 844 Hillwood Blvd Nashville, TN 37209	New Owner	102 08 0 120.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **844 Hillwood, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **SMRE, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 844 Hillwood Blvd, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to specially warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 15 day of September, 2017.

844 Hillwood, LLC,
a Tennessee limited liability company

By: _____
Paul J. Huffman, III, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Paul J. Huffman, III, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a **Member** of **844 Hillwood, LLC, a Tennessee limited liability company** and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 21st day of September, 2017.

_____
Notary Public
My Commission Expires: 1-8-2019

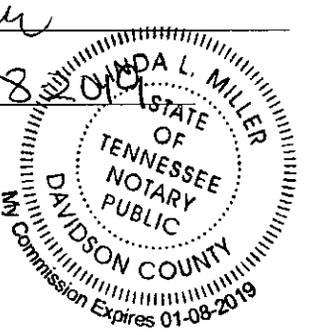


EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 1, Parcel 120, on the Plan of the Re-subdivision of Lot 1, R. Wayne Oldham Property, as shown on plat of record in Plat Book 5190, Page 62 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEING the same property conveyed to 844 Hillwood LLC, a Tennessee limited liability company by Special Warranty Deed from Sudekum Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20150324-0025238, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the Land.

3. Taxes or special assessments which are not shown as existing liens by the public records.

4. Taxes and assessments for the year 2017 and subsequent years, a lien not yet due and payable.

5. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to Tennessee Code Ann – 67-5-603, et seq.

6. Deed restrictions of record in Book 5150, Page 972, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Amendment to Deed Restrictions of record in Book 5224, Page 459, said Register's Office.

8. Amendment to Deed Restrictions of record in Book 5255, Page 764, said Register's Office.