(1)

R & R to:

***THIS INSTRUMENT PREPARED BY:***
***Douglas A. Brace, Reg. #3485***
***ORTALE KELLEY***
*330 Commerce Street, Suite 110*
*Nashville, TN 37201*
*(615) 256-9999*

***File No. 29668SP***

Bill Garrett Davidson County
Batch# 11222 **DEEDWARR**
10/10/2017 04:03:06 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20171010-0104065

*STATE OF TENNESSEE ]*
*COUNTY OF Davidson ]*

*The actual consideration for this transfer is $450,000.00.*

*Affiant*

*SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2017.*

*Notary Public*

*My commission expires:*

DOUGLAS A. BRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 08, 2021

**Name and Address of New Owner**:

HHT Investors, LLC
421 East Iris Drive, Suite 300
Nashville, TN 37204

**Send Tax Bills To:**

New Owner

| **Street Address of Subject Property:** | **Map and Parcel:** |
|---|---|
| 4900 Lebanon Road<br><br>Nashville, Davidson County, TN | P/O 065-13-008<br>P/O 065-13-131 |
| Lebanon Road, Mt. Juliet, Wilson County, TN | P/O 052-026.02 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES A. ROWLETT and wife, IRENE H. ROWLETT,** hereinafter called "**GRANTORS,**" have bargained and sold, and

by these presents do transfer and convey unto **HHT Investors, LLC**, a Tennessee limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat Rowlett Property of record under Instrument No. 20171004-0102055, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.
>
> Being part of the same property conveyed to Charles A. Rowlett and wife, Irene H. Rowlett, by Deed from Steve Armistead, Trustee, with full power to sell, transfer, convey, lease, mortgage or encumber without the joinder of any beneficiary of record as Instrument No. 20040819-0100399 as corrected by Scrivener's Affidavit of record as Instrument No. 20091123-0107551 in the Register's Office for Davidson County, Tennessee, and in and in Book 1063, page 83, as corrected by Scrivener's Affidavit of record in Book 1379, page 2253, in the Register's Office for Wilson County, Tennessee.

This is unimproved real estate located at 4900 Lebanon Road, Nashville, Davidson County, Tennessee.

The conveyance of the above described parcel of improved real estate is subject to:

1. All matters shown on the Final Plat of Rowlett Property of record under Instrument No. 20171004-0102055, Register's Office for Davidson County, Tennessee.

2. Davidson County real property taxes for 2017, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantors. 2017 Mt. Juliet and Wilson County taxes pertaining to the property are assumed by the Grantors.

3. All matters shown on Plan of record in Book 7900, page 12, Register's Office for Davidson County, Tennessee, and in Plat Book 19, page 7, in the Register's Office for Wilson County, Tennessee.

4. Permanent Drainage Easement as set forth in Instrument No. 20000629-0064726 in the Register's Office for Davidson County, Tennessee.

5. Easement for the flow of the waters of any creeks or streams lying within the bounds of the subject property and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams, free from diminution or pollution.

7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to the property.

**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, its successors and assigns, forever;

and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** their hands this 10th day of October, 2017.

**CHARLES A. ROWLETT**

**IRENE H. ROWLETT**

---

**STATE OF TENNESSEE ]**
**COUNTY OF ]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES A. ROWLETT and wife, IRENE H. ROWLETT,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and seal at office, this the 10th day of October, 2017.

DOUGLAS A. BRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 08, 2021

**NOTARY PUBLIC**

**My commission expires:**

---