Bill Garrett Davidson County
Batch# 30368 DEEDWARRSP
11/27/2017 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20171127-0120925

17-05-003

Map & Parcels:
97-204.00 & 077.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$1,700,000.00**.

Affiant

Subscribed and sworn to before me this 27th Day of November, 2017.

My Commission Expires: 1/2/18

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, STE. 301, NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
SHM HOLDINGS, LLC
618 Church Street, Ste. 220
Nashville, TN 37219

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **W.W. ROWLAND INVESTMENT CO., INC., A TEXAS CORPORATION**, (being one and the same entity as, WW Rowland Investment Company, herein the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **SHM HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the **"Grantee"**, its successors and assigns, the following described real property located in Davidson County, Tennessee, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, if any, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property"):

(TRACT I)
BEGINNING at an Iron rod situated in the Southerly margin of Lebanon Pike, said point being the Northwest corner of the Margie Lee Hunter property of record in Book 3910, Page 461, R. O. D. C., TN;
Thence, leaving said road S 06 deg. 19' 07" E, a distance of 151.48 feet to an iron rod;
Thence, S 01 deg. 46' 12" E, a distance of 279.88 feet to an iron rod;
Thence, S 61 deg. 06' 51" E, a distance of 55.00 feet to an iron rod;
Thence, S 01 deg. 27' 35" W, a distance of 260.53 feet to an iron rod;
Thence, S 07 deg. 10' 29" W, a distance of 214.00 feet to a point in the centerline of a spring branch;
Thence, along said branch, S 61 deg. 16' 11" W, a distance of 67.26 feet to a point,
Thence, along said branch, S 59 deg. 15' 35" W, a distance of 28.60 feet to a point;
Thence, along said branch, N 86 deg. 54' 13" W, a distance of 43.83 feet to a point;
Thence, along said branch, S 45 deg. 13' 13" W, a distance of 24.80 feet to a point;
Thence, along said branch, N 84 deg. 07' 47" W, a distance of 44.40 feet to a point;
Thence, along said branch, N 42 deg. 48' 42" W, a distance of 28.78 feet to a point;
Thence, along said branch, S 53 deg. 16' 59" W, a distance of 44.40 feet to a point;
Thence, along said branch, S 85 deg. 51' 30" W, a distance of 28.78 feet to a point;
Thence, along said branch, S45 deg. 18' 40" W, a distance of 46.85 feet to a point;
Thence, leaving said branch, N 13 deg. 01' 13" E, a distance of 439.10 feet to an iron rod;
Thence, N 06 deg. 34' 01" E, a distance of 108.38 feet to an iron rod;
Thence, N 04 deg. 19' 44" E, a distance of 470.74 feet to an iron rod situated in the Southerly margin of Lebanon Pike;
Thence along said road, N 79 deg. 12' 56" E, a distance of 121.45 feet to the point of beginning and containing 202,476.187 square feet or 4.648 acres of land more or less.

BEING all the same property conveyed to WW ROWLAND INVESTMENT COMPANY, by Warranty Deed from MELJEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20111229-0101567, Register's Office for Davidson County, Tennessee

(TRACT II)
LAND in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of the property conveyed in Deed Book 6665, Page 84, Register's Office for said County, described as follows:
COMMENCING in the Southerly right of way of Lebanon Pike, approximately 1700 feet West of Spence Lane; Thence leaving said right of way S 07 37' 09", 385.39 feet to an iron pin, the point of beginning; Thence N 79 42' 57" E, 403.88 feet to the West line of W.W. Rowland Company; Thence with said West line S 05 07' 42" W, 180.47 feet to an iron pin; Thence S 12 21' 25" W, 281.98 feet to a new line; Thence severing the property described in Book 6665, Page 84, R.O.D.C., N 82 21' 34" W, a distance of 421.10 feet to an iron pin; Thence N 16 25' 45" E, 341.02 feet to the point of beginning and containing 3.72 acres, more or less.

BEING the same property conveyed to W.W. ROWLAND INVESTMENT COMPANY, INC., A TEXAS CORPORATION, by Special Warranty Deed from VICTORY FELLOWSHIP OF TENNESSEE, INC., of record in Instrument No. 20150316-0022531, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor further covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, and through or under Grantor.

Grantor further covenants and binds itself, its representatives, successor and assigns to warrant specifically and forever defend the title to the Property to Grantee, its successor and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Subject property being property located at **0 & 1415 LEBANON PIKE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37210.**

W.W. ROWLAND INVESTMENT CO., INC.,
A TEXAS CORPORATION

By: W.W. Rowland, President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, a Notary Public of the state and county mentioned, personally appeared W.W. Rowland, 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 **W.W. ROWLAND INVESTMENT CO., INC., a Texas corporation**, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the said corporation as said officer.

WITNESS my hand and seal, at office in Houston, Texas, this 17 day of November, 2017.

KATHLEEN STUCKEY
Notary Public, State of Texas
Comm. Expires 10-28-2021
Notary ID 128090313

Kathleen Stuckey
Notary Public

My Commission Expires: 10-28-2021

I, the undersigned, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201711270120925