Bill Garrett Davidson County
Batch# 33399 DEEDWARRSP
12/05/2017 01:27:08 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20171205-0124065

SPECIAL WARRANTY DEED

R&R to:

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $825,000.00.

Affiant

Subscribed and sworn to me on November 28, 2017.

NOTARY PUBLIC

My commission expires: 9.13.2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole, Esq.
ORTALE KELLEY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30899

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
HJL Properties, G.P. 208-B McGavock Pike Nashville, TN 37214	HJL Properties, G.P. P.O. Box Nashville, TN 37214	095-03-0-124.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **C & H Properties, a Tennessee general partnership, "GRANTOR",** has bargained and sold, and by these presents do transfer and convey unto **HJL Properties, G.P., a Tennessee general partnership "GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being a a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an "X" in concrete at the intersection of the northerly right-of-way line of Lebanon Pike and the easterly right-of-way line of Fairway Drive;

Thence leaving the northerly right-of-way line of Lebanon Pike, with the easterly right-of-way line of Fairway Drive, North 04 degrees 41 minutes 27 seconds West, 148.99 feet to an existing iron rod, at a corner common with the property of George V. Durnin, as of record in Instrument Number: 20030103-0001375, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Fairway Drive, with the southerly property line of George V. Durnin, North 83 degrees 15 minutes 44 seconds East, 149.52 feet to an existing railroad spike;

Thence with the westerly property line of George V. Durnin, South 03 degrees 49 minutes 15 seconds East, 146.50 feet to an iron rod set in the northerly right-of-way line of Lebanon Pike;

Thence with the northerly right-of-way line of Lebanon Pike, South 82 degrees 15 minutes 35 seconds West, 147.41 feet to the POINT OF BEGINNING. Containing 21,904 square feet or 0.503 acres more or less, all according to a Survey dated, October 9, 2017, prepared by R. Scot Cherry of Cherry Land Surveying, Inc., R.L.S. No. 1512.

Being a portion of the same property conveyed to C & H Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed from Phillips Petroleum Company, a Delaware corporation, of record on April 28, 1998 in Book 10903, Page 288 Register's Office for Davidson County, Tennessee. C & H Properties, LLC is now known as C & H Properties, a Tennessee general partnership, by Certificate of Merger of record as Instrument No. 20030531-0074221, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2017 Davidson County property taxes which have been paid by the Grantor and prorated by the parties and taxes and assessments for subsequent years, a lien, not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 547, Page 186, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement of record in Book 4735, Page 840, in the Register's Office for Davidson County, Tennessee.
4. Ingress & Egress Easement of record in Book 4095, Page 728, in the Register's Office for Davidson County, Tennessee.
5. Easement to Southern Bell of record in Book 3964, Page 900, in the Register's Office for Davidson County, Tennessee.
6. 20 foot ingress & Egress Easement of record in Book 4259, Page 353, in the Register's Office for Davidson County, Tennessee.
7. All matters shown on a Survey dated, October 9, 2017,made by R. Scot Cherry of Cherry Land Surveying, Inc., R.L.S. No. 1512.
8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as improved property located at 2400 Lebanon Pike, Nashville, TN 37214.

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 GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[SIGNATURES COMMENCE ON PAGE 3]

WITNESS our hands on November 28, 2017.

C & H Properties, a Tennessee general partnership

BY: _____
Ronald L. Hollingsworth
General Partner

BY: _____
Glen R. Craig
General Partner

STATE OF TENNESSEE, COUNTY OF Robertson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald L. Hollingsworth and Glen R. Craig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be General Partners of C & H Properties, a Tennessee general partnership, the within named bargainor, a partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves in their capacity as said General Partners.

Witness my hand and official seal, this 28th day of November, 2017.

_____
Notary Public

My Commission Expires: _____

CLYDE W. RICHERT, III
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY