Bill Garrett Davidson County
Batch# 74468 DEEDWARRSP
03/28/2018 02:25:30 PM 6 pgs
Fees: $33.00 Taxes: $20,350.00
20180328-0029107

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
HSSB, LLC 1596 Black Lake Dr. Villages, Florida 32162 Attention: President	[Same as New Owner]	093-06-4-027.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EDWARD SMITH AND WIFE, KAREN D. SMITH, both residents of the State of Tennessee** (together, "Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **HSSB, LLC, an Ohio limited liability company** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract of land in Davidson County, State of Tennessee, more particularly described as follows:

Land located in the 19th Council District of Nashville Davidson County, Tennessee at the Southwest intersection of Broadway and Third Avenue South, said land more particularly described as follows:

Beginning at a survey nail (old) in the sidewalk at the southwest right-of-way intersection of Broadway (104 Foot wide right-of-way) and Third Avenue South (495 Foot right-of-way); Thence with the westerly margin of Third Avenue South 27 deg. 19' 40" E 52.02 feet to a survey nail (old) at a corner to the Hand Partnership L.P. land (Instrument No. 20030414-0049510 R.O.D.C. TN); Thence leaving said westerly margin with said Hand and A Building Seam center of party wall referenced in Book 271, page 288 R.O.D.C.TN for the following two calls: S 62 deg.13' 19" W 41.00 feet to a point; N 27 deg. 19' 40" W 52.02 feet to a survey nail (old) on the Southerly margin of said Broadway; Thence with said southerly margin 62 deg. 13' 19" E 41.00 feet to the point of beginning.

The described land containing 2133 square feet or 0.049 acres more or less as shown on an ALTA/ACSM Land Title survey dated April 27, 2013 prepared by Campbell McRae & Associates Surveying Inc., 2918 Berry Hill Drive, Nashville, TN 37204 by John Hood TN RLS #1838.

Being the same property conveyed to EDWARD SMITH AND WIFE, KAREN D. SMITH, by deed from WILLIAM J. HENRY, JR. AND WIFE, L. LYNN HENRY, of record as Instrument No. 20130506-0045639, dated May 13, 2013, said Register's Office.

Property known as: 301 Broadway, Nashville, Tennessee 37201

TO HAVE AND TO HOLD the said tract of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters set forth on Exhibit A attached hereto.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons arising by, through or under Grantor, but not otherwise.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 14th day of March, 2018.

Edward Smith

Karen D. Smith

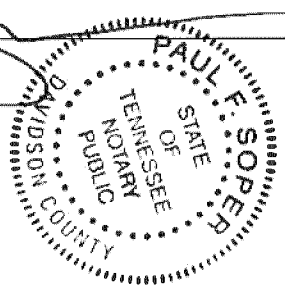
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, EDWARD SMITH AND WIFE, KAREN D. SMITH, the within-named 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 1st day of March, 2018.

Notary Public

My Commission Expires: 1/3/22



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $5,500,000.00.

Affiant

Sworn to and subscribed before me this 14th day of March, 2018.

Notary Public

My Commission Expires: 9/3/22

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 093-06-4-027.00.

2. Rights of others in and to party walls.

3. The Deed from First American National Bank of Nashville to 301 Broadway Partnership of record in Book 5427, page 616, contains the following:

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper):

