SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 76100 **DEEDWARRSP**
04/04/2018 08:38:07 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20180404-0031415

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Parkvue Development, LLC, a Tennessee limited liability company	NEW OWNER	142-00-0-157.00
(NAME)	(NAME)	
PO Box 40345		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Victor Hazelwood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Parkvue Development, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lots Nos. 2 and 3 on the Map showing a division of the lands in the Cause of Schild vs. Flynn in the Chancery Court at Nashville, as of record in Plat Book 3, Page 15, of said County and being further designated as Tract No. 4 and a portion of Tract No. 3 on the unrecorded Map of the Flynn Property, and described as follows:

Beginning at a point in the south margin of U.S. Highway 70 at the corner of Lots 4 and 5; thence South with the line between said lots, 350 feet; thence North 76 deg. West a distance of 181 feet to a point; thence Northerly 350 feet to a point in the south margin of said highway; thence with said highway South 76 deg. East 181 feet to the point of beginning.

Being the same property conveyed to Victor Hazelwood from Thomas C. Hewitt and Michael Carvalho by Warranty Deed of record in Instrument No. 20040804-0093485, Register's Office for Davidson County, Tennessee.

Included in the above-described tract or parcel of land, but specifically excluded from this conveyance is the tract or parcel of land conveyed to the State of Tennessee by Final Judgement and Decree in Book 5219, page 795, in the Register's Office of Davidson county, Tennessee, described as follows, to wit:

Beginning at a point that is 991.26 feet west of the west margin of Bellevue Drive on the south side of State Route 1 (U.S 70-5); thence South 72 degrees 30 minutes East 181 feet to a point; thence South 17 degrees 30 minutes West 12 feet to a point; thence North 72 degrees 30 minutes West 181 feet to a point; thence North 17 degrees 30 minutes East 12 feet to the point of beginning and containing 2,150 square feet.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 7501 Highway 70 S, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied and is on an "AS IS" and "WHERE AS" basis. And Grantor does further covenant and bind itself, it's assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, it's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under 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

Witness my/our hands this 30th day of March, 2018.

Victor Hazelwood

State of Tennessee
County of Williamson

Personally appeared before me Victor Hazelwood, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2018.

Notary Public
My Commission Expires: _____

File No.: 12997

