(2)

THIS INSTRUMENT PREPARED BY:
Patrick A. Bennett, Esq.
Fidelity National Title Group
6840 Carothers Parkway, Ste. 200
Franklin, TN 37067
File No: 1800337CTN

Bill Garrett Davidson County
Batch# 77201 **DEEDWARR**
04/09/2018 09:31:14 AM 5 pgs
Fees: $28.00 Taxes: $17,998.53

20180409-0032990

LIMITED WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1271 ANTIOCH PIKE, LLC, a Nevada limited liability company	Same	134-10-0-001.00
ADDRESS		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00) in hand paid by the Grantee(s) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, H&W PROPERTIES, LLC, a Georgia limited liability company (hereinafter referred to as the "GRANTOR"), has this day bargained and sold, and does hereby transfer and convey unto the said 1271 ANTIOCH PIKE, LLC, a Nevada limited liability company (hereinafter referred to as the "GRANTEE"), their (successors), heirs and assigns, certain real estate in DAVIDSON County, TENNESSEE as follows:

See Exhibit "A" attached hereto and made a part hereof.

Being a portion of the property conveyed to H&W PROPERTIES, LLC, a Georgia limited liability company by Limited Warranty Deed of record in Instrument No. 20051007-0121392, in the Register's Office of Davidson County, Tennessee.

This is (Check One) unimproved ☐ / improved ☒ property, known as:

1271 Antioch Pike, Nashville, TN 37221

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

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 2nd day of April, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

H&W PROPERTIES, LLC

By: Gilbert H. Watts, Jr.
Its: Manager

STATE OF GEORGIA
COUNTY OF FULTON

I, a Notary Public, in and for said County in said State, hereby certify Gilbert H. Watts, Jr. whose name as Manager of H&W Properties, LLC, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, and with full authority, executed the same voluntarily for and as the act of said entity.

WITNESS my hand this 2nd day of April, 2018.

Notary Public

Date of Expiration of Commission:

MICHAEL D CROSS JR NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 6, 2019

File No: 1800337CTN

H&W PROPERTIES, LLC

By: Gilbert H. Watts, Jr.
Its: Manager

STATE OF GEORGIA
COUNTY OF FULTON

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WITNESS my hand this 2nd day of April, 2018.

Notary Public

Date of Expiration of Commission: _____



AFFIDAVIT OF CONSIDERATION

STATE OF GEORGIA
COUNTY OF FULTON The actual consideration for this transfer is $4,864,467.00

Affiant Gilbert H Wells, Jr.

Subscribed and sworn to before me this 2nd day of April, 2018.

(Affix Seal) Notary Public

My commission expires: 4/23/209

MICHAEL D CROSS JR
NOTARY PUBLIC
FULTON COUNTY
STATE OF GEORGIA
My Commission Expires April 23, 2019

EXHIBIT A

Legal Description
1271 Antioch Pike, Nashville, TN 37211
Map/Parcel: 13410000100

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Taco Bell Subdivision Two of record in Plat Book 7900, Page 448, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to 1271 Antioch Pike, LLC, a Nevada limited liability company by Limited Warranty Deed of record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.