Bill Garrett Davidson County
Batch# 90888 DEEDWARRSP
05/10/2018 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $18,056.00
20180510-0045056

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $4,880,000.00.

Manager

Affiant

Subscribed and sworn to me on May 8, 2018.

NOTARY PUBLIC

My commission expires: 12/18/21

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31109

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
110 Hickory Hill LLC 477 Drexel Avenue Glencoe, IL 60022	SAME ADDRESS AS NEW OWNER	096-11-0-218.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin McGinn **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto 110 Hickory Hill LLC, an Illinois limited liability company **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

A tract or parcel of land in the Third Civil District of Davidson County, Tennessee, described as follows according to a survey by R. Scot Cherry, R.L.S., TN #1512, Cherry Land Surveying, 622 West Iris Drive, Nashville, TN 37204 dated December 21, 2017:

Beginning at an iron pin on the westerly margin of Hickory Hill Court (a 50 foot road) and the southerly margin of a T.V.A easement, and beginning 301.1 feet southerly from the centerline of Stewart's Ferry Pike; thence in a southerly direction with a 368.5 foot radius curve to the left, a distance of 149.4 feet to an iron pin; thence South 21° 28' East, a distance of 135.72 feet to an iron pin; thence with a 100 foot radius curve to the right, a distance of 58.6 feet to an iron pin, thence with a 50 foot radius curve to the left, a distance of 81.64 feet to an iron pin; thence South 21 ° 28' East, a distance of 64.2 feet to a concrete monument; thence South 79° 03' West, a distance of 212.4 feet to a concrete monument; thence South 81 ° 00' West, a distance of 250.11 feet to an iron pin in a fence; thence with a fence North 6° 22' 30" East, a distance of 121.9 feet to an iron pin in a fence; thence continuing with said fence North 4° 10' 30" East, a distance of 454.0 feet to an iron pin in a fence and on the southerly margin of a T.V A. easement; thence with said T.V.A. easement South 80° 23' East, a distance of 267.7 feet, to the point of beginning.

Being the same property conveyed to Kevin McGinn by Special Warranty Deed from Terra Nova Holdings, LLC of record in Instrument No. 20160224-0017553, Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 24, 2016.

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

1. 2018 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Sewer and Drainage Easement of record in Book 8714, Page 216, Register's Office of Davidson County, Tennessee.
3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6396, Page 323, Register's Office of Davidson County, Tennessee.
4. Sewer Service Agreement of record in Book 4058, Page 963, Register's Office of Davidson County, Tennessee.
5. Transmission Line Easement of record in Book 1303, Page 21, Register's Office of Davidson County, Tennessee.
6. Easement for Right of Entry granted to USC Cable dba Viacom Cable of record in Book 9921, Page 605, Register's Office of Davidson County, Tennessee.
7. Subject to 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 110 Hickory Hill Court, 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, his heirs 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 successor and assigns, to warrant and forever defend the title to the said land to the GRANTEE, his heirs 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.

WITNESS my hand on May 8, 2018.

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 8th of May, 2018, before me personally appeared Kevin McGinn, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My Commission Expires: 5/6/19

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 05/06/2019

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY