Bill Garrett Davidson County
Batch# 124008 DEEDWARRSP
08/02/2018 10:46:30 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20180802-0075737

SPECIAL WARRANTY DEED

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

31709

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th. Day of July, 2018.

Notary Public

My Commission Expires: 5/2/2022 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Peter Weiss, Attorney at Law, Ortale Kelley Law Firm, 330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
Alden E. Horton, III and wife, Juli G. Horton	"NEW OWNER"	**Map 096-05-0-A**
(NAME) 2006 Ridley Blvd.	(NAME)	Parcel Nos. 001.00co; 004.00co; 006.00co; 007.00co; 011.00co; 012.00co;
(ADDRESS) Nashville, TN 37203	(ADDRESS)	013.00co; 014.00co; 015.00co; 024.00co; 029.00co; 031.00co; 034.00co; 035.00co;
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	051.00co; 052.00co; 053.00co; 055.00co; 060.00co; 065.00co; 059.00co; 064.00co; 058.00co; 063.00co; 057.00co; 062.00c0; 056.00co; & 061.00co

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **H and H Properties, LLC, a Tennessee Limited Liability Company** (being one and the same entity as, H&H Properties, LLC, a Tennessee Limited Liability Company), hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto, **Alden E. Horton, III and wife, Juli G. Horton**, hereinafter called the "Grantee", his heirs, successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and more fully described, as follows:

Collective Improved Parcels No. 1:

Being Improved Unit Nos. A-1L, A-4L, A-4M, B-1L, B-2L, B-4M, C-1L, C-2L, C-3L, C-4L, C-5L, C-5M, C-2M, C-1M, C-5U, C-4U, C-3U, and C-1U on the PLAN OF CAMERON PARK OFFICE CENTER, CONDOMINIUM OFFICES, as of record in Record Book 6200, Page 49, Register's Office for Davidson County, Tennessee.

Collective Unimproved Parcels No. 2:

Being Unimproved Unit parcels Nos. D-1M,D-1U,D-2M,D-2U, D-3M,D-3U,D-4M,D-4U,D-5M and D-5U on the PLAN OF CAMERON PARK OFFICE CENTER, CONDOMINIUM OFFICES, as of record in Record Book 6200, Page 49, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to H AND H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from Cameron Park Development Company, a partnership and Terry C. Reeves and Diane D. Reeves, d/b/a Cameron Park Development and Terry C. Reeves and wife, Diane D. Reeves, as individuals, of record in Book 9559, Page 289; by Warranty Deed from Sandra S. Webb, unmarried , of record in Book 11322, Page 555; by Warranty Deed from Don H. Burnell and wife, Paulette Burnell, of record in Instrument No. 20000629-0064609: by Warranty Deed from Cameron Park Development Company, a partnership composed of Terry C. Reeves and Diane D. Reeves, of record in Instrument No. 20011015-0111830; by Warranty Deed from Mary Ann Tackett, a married woman, of record in Instrument No. 20030911-0133086; and by Warranty Deed from Jan Thrasher, a married

woman, of record in Instrument No. 20050406-0037932; Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Master Deed and By-Laws of Cameron Park of record in Book 6297, Page 851, as amended in Book 11710, Page 523, in Instrument No. 20140820-0075956, in Instrument No. 20150107-0001559 and in Instrument No. 20180615-0057928, Register's Office for Davidson County, Tennessee, for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cameron Park, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property located at: 211 Donelson Pike, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and, Grantor does further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument, this 30th. Day of July, 2018.

H and H Properties, LLC, a Limited Liability Company

By: _____
Joe Prosser, Special Manager

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Special Manager of H and H Properties, LLC, a Limited Liability Company, the within named bargainor, and that he, as the said Special Manager, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the said limited liability company, by himself, as Special Manager.

Witness my hand and official seal at Nashville, Tennessee, this 30th. Day of July, 2018.

_____
Notary Public

My commission expires: 5/2/2022

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, 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.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

_____
Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022