Bill Garrett Davidson County
Batch# 130154 DEEDWARRSP
08/16/2018 03:39:11 PM 6 pgs
Fees: $33.00 Taxes: $10,730.00
20180816-0081448

This Instrument Prepared By:
Wood Stabell Law Group
4535 Harding Pike, Suite 100
Nashville, TN 37205

SPECIAL WARRANTY DEED

FROM: Donelson Cedarstone Associates, L.P., Grantor

TO: HJH, LLC, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
HJH, LLC 3100 Rutgers Pass Nolensville, TN 37135	Same	096-02-0-073.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **TWO MILLION NINE HUNDRED THOUSAND DOLLARS** ($2,900,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of August, 2018.

Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2022

FOR AND IN CONSIDERATION OF the sum of **TWO MILLION NINE HUNDRED THOUSAND** AND NO/100 DOLLARS ($2,900,000.00), the receipt and sufficiency of which are hereby acknowledged, DONELSON CEDARSTONE ASSOCIATES, L.P. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto HJH, LLC ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davison County, State of Tennessee,

more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 2900 Lebanon Pike, Nashville, TN 37214.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SIGNATURE PAGE OF SPECIAL WARRANTY DEED

Witness my hand this 16 day of August, 2018.

GRANTOR:

DONELSON CEDARSTONE ASSOCIATES, L.P.,
a Tennessee limited partnership

By: **DONELSON CEDARSTONE, LLC,**
a Tennessee limited liability company, its general partner

By: _____
Floyd Shechter, Managing Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county aforesaid, personally appeared, FLOYD SHECHTER, known to me, and who, upon oath, acknowledged himself to be the Managing Member of Donelson Cedarstone, LLC, the general partner of Donelson Cedarstone Associates, LP, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by himself as Managing Member.

Notary Public
My Commission Expires:

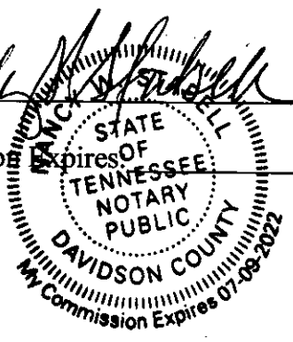


EXHIBIT A

PROPERTY DESCRIPTION

Final Plat of Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Donelson Cedarstone Associates Subdivision, of record as Instrument No. 20060407-0040430, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to DONELSON CEDARSTONE ASSOCIATES, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from THE GIDEONS INTERNATIONAL, an Illinois corporation, of record as Instrument No 20050623-0072215, dated June 21, 2005, said Register's Office.

EXHIBIT B

DEED RESTRICTIONS

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 096-02-0-073.00, a lien, not yet due and payable.

   Davidson County taxes for 2017, Map-Par. 096-02-0-073.00, $28,530.15, Paid.

2. Matters shown on the Plan of record as Instrument No. 20060407-0040430, said Register's Office.

3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4872, page 55, said Register's Office.

4. Easement reserved for the use of the manhole for utility line and restriction reserved in the Deed of record in Book 5335, page 135, said Register's Office.

5. Stormwater Detention Agreement of record as Instrument No. 20060406-0039502 and Instrument No. 20060815-0100303, said Register's Office.

6. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20060407-0040205, said Register's Office.

7. Declaration of Reciprocal Easement of record as Instrument No. 20061006-0124722, said Register's Office.

8. The following matters shown on the plat of survey by J. Alan Cummings, Tenn. RLS No. 2351, with Crawford & Cummings, P.C., dated July 19, 2018, last revised July 30, 2018 and designated as CCPC Job No. 18-055:

   a) 20' electrical easement along side and front lines

   b) 24' ingress/egress easement in the eastern portion of the property

   c) 20' P.U.D.E. along north line reserve strip for future right-of-way in the south east corner.