Bill Garrett Davidson County
Batch# 135704 DEEDWARRSP
08/31/2018 03:53:04 PM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20180831-0086801

SPECIAL WARRANTY DEED

FROM: Synergy Real Estate Holdings, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Spiva/Hill Management and Investment, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Spiva/Hill Management and Investment, LLC 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	Same	095-04-0-017.00 084-16-0-150.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

The actual consideration for this transfer is $1,150,000.00.

Affiant

Sworn to and subscribed before me, this 30 day of August, 2018.

Traci Sellers
Notary Public

My Commission Expires: 11-8-21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Synergy Real Estate Holdings, LLC**, a Tennessee limited liability company (collectively, hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Spiva/Hill Management and Investment, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 2608 and 2604B Lebanon Pike, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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, Seller has caused this Special Warranty Deed to be executed effective as of the 30th day of August, 2018.

SELLER:

Synergy Real Estate Holdings, LLC
a Tennessee limited liability company

By: _____
Ciprian George Gradinaru, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public of said County and State, personally appeared Ciprian George Gradinaru, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized Member of Synergy Real Estate Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as an authorized Member.

Witness my hand and seal, at Office in Nashville, Tennessee this 30th day of August, 2018.

Traci Sellers
Notary Public

My Commission Expires: 11-8-21

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Parcel I

Land in Davidson County, Tennessee, described partly according to a survey made by H. B. Fowlkes, Surveyor, dated April, 1947, as follows:

Beginning on the northerly margin of Lebanon Pike at a point 28 feet East of the Southeast corner of the property conveyed to Bessie Conatser Burrow, by deed from Hattie Conatser, of record in Book 1786, page 569, Register's Office for said County; thence with the Northerly margin of said Pike, Easterly 100 feet to a point, the Westerly boundary line of the Donelson Heights Subdivision, not of record; thence with the Westerly boundary line of said Subdivision, not of record, North 3 degrees west 185 feet; thence Westerly 100 feet; thence Southerly 185 feet to the beginning.

Being the same property conveyed to SYNERGY REAL ESTATE HOLDINGS, LLC, by deed from KEITH SHELLY, of record in Instrument No. 20140214-0013304, dated February 14, 2014, said Register's Office.

Parcel II

Tract 1

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by Hickerson & Pleasant Engineers, dated July 9, 1966, as follows:

Beginning at an iron pin in the northerly margin of the Lebanon Road at the southwest corner of the property conveyed to Charles W. Whittemore and wife, by deed from Harry Maxwell and wife, of record in Book 3463, page 45, Register's Office for said County; thence with the northerly margin of said Road, South 87° West 12 feet to an iron pin thence North 3° 50 West 277.7 feet to an iron pin; thence North 87° 43' East 121.1 feet to an iron pin; thence South 1° 46' East 90.3 feet to the northeasterly corner of the property conveyed to Charles W. Whittemore and wife, as aforesaid; thence with Whittemore's northerly line, South 89° West 100 feet to his northwest corner; thence with his westerly line, South 1° 46' East 190 feet to the beginning.

Tract 2

Land in the 3rd Civil District of Davidson County, Tennessee, described partly according to a survey made by H. B. Fowlkes, Surveyor, April, 1947, as follows:

Beginning at a point in the easterly margin of the tract of land conveyed to Felix Fred Walker, et ux, of record in Book 3346, page 188, Register's Office for said County, said point being 185 feet north of the northerly right-of-way at Lebanon Road; thence North 3° West 103.5 feet to a point; thence South 83° 43' West 100 feet to a point; thence southerly 95.3 feet to a point; thence easterly 100 feet with the north line of the property conveyed by the Walkers' to Colonial Foods, Inc. by deed of record in Book 4027, page 254, Register's Office for said County, to the point of beginning.

Being the same property conveyed to SYNERGY REAL ESTATE HOLDINGS, LLC, by deed from JEFFERY DENNIS AND JAN DENNIS, of record in Instrument No. 20140214-0013312, dated February 14, 2014, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 and future taxes, a lien, not yet due and payable.

2. Agreement of record in Book 4219, page 342, said Register's Office. (Parcel I)

3. Ingress/Egress Easement of record in Book 3463, page 45 and Book 5123, page 687, said Register's Office. (Parcel II)

4. Right-of-Way Easement granted to Nashville Gas Company of record in Book 5139, page 181, said Register's Office. (Parcel II)

5. Water and Sewer Line Easement of record in Book 5142, page 799, said Register's Office. (Parcel II)