This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Tennessee Parks and Greenways Foundation (TennGreen)
704 18th Avenue S.
Nashville, Tennessee 37203

SEND TAX BILL TO:
Owner

Karen Y Johnson Davidson County
Batch# 154270 DEEDWARRSP
10/26/2018 09:52:37 AM 3 pgs
Fees: $18.00 Taxes: $6,042.10

20181026-0106172

MORTGAGEE:

N/A

MAP **092-16**
GROUP
PARCEL **0349.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HB Country Holdings, LLC, a Florida limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Tennessee Parks and Greenways Foundation (TennGreen),** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **704 18th Avenue S., Nashville, Tennessee 37203.**

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, its successors 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 warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through the Grantor. 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 this the 18 day of **October, 2018.**

HB Country Holdings, LLC

By: _____

Barbara Hardin, Manager

STATE OF FLORIDA
COUNTY OF Broward

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Barbara Hardin** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **the Manager** of **HB Country Holdings, LLC**, the within named bargainor, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18 day of October, 2018.

MARISABEL CASTANEDA
Notary Public, State of Florida
Commission# FF 217431
My comm. expires Apr. 05, 2019

_____
NOTARY PUBLIC

My Commission Expires: 4/5/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,633,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 23rd day of October, 2018.

_____
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-26-2021

File #18-9284

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of O.B. Hayes Plan of Small Lots, as shown by plat and survey of record in Plan Book 1, page 69, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot fronts 50 feet on the easterly side of 18th Ave S, formerly Lamar street, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to HB Country Holdings, LLC, by Quitclaim Deed dated April 15, 2016 from Barbara S. Hardin, of record in Instrument No. 20160422-0039135, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Barbara S. Hardin by deed from Third National Bank in Nashville, of record in Book 6120, page 649, said Register's Office.