This Instrument Prepared by:
Perrone & Young
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 162615 DEEDWARRSP
11/20/2018 11:13:03 AM 5 pgs
Fees: $28.00 Taxes: $2,349.50
20181120-0114159

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Jamie Ross Stream	Same as New Owner	Map-Par. 092-10-0-263.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HILLSBORO CORPORATION**, a Louisiana corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **JAMIE ROSS STREAM** (the "Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns, forever. And Grantor does covenant with the 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, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, her successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever 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 Grantor's hand, this 15th day of November, 2018.

HILLSBORO CORPORATION,
a Louisiana corporation

By: _____
Name: William Gray Stream
Its: Authorized Agent

STATE OF LOUISIANA)
PARISH OF CALCASIEU)

Personally appeared before me, the undersigned, a Notary Public in and for said Parish and State, William Gray Stream, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is authorized by the Board of Directors of Hillsboro Corporation, the within-named bargainor, and that he has executed the within instrument for the purposes therein contained on behalf of the corporation, by signing the name of the corporation by himself as authorized.

Witness my hand and official seal at Lake Charles, Louisiana, this 15th day of November, 2018.

_____
Notary Public

My Commission Expires:

STATE OF LOUISIANA)
PARISH OF CALCASIEU)

The actual consideration for this transfer, or value of property (whichever is greater) is $635,000.00.

_____
Affiant (William Gray Stream)

Subscribed and sworn before me this 15th day of November, 2018.

_____
Notary Public

My Commission Expires: At Death

EXHIBIT "A"
Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS PART OF LOTS 1 AND 2 ON THE PLAN OF M.S. PILCHER'S RESUBDIVISION OF BLOCK D, M.B. AND M.S. PILCHER'S RESUBDIVISION, AS OF RECORD IN PLAT BOOK 57, PAGE 151, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R. SCOT CHERRY, R.L.S., TN. #1512, DATED FEBRUARY 25, 2003, REVISED JULY 2, 2004, AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE, 50 FEET IN WIDTH, AND THE WESTERLY RIGHT-OF-WAY LINE OF 27TH AVENUE N., 50 FEET IN WIDTH;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF 27TH AVENUE N., SOUTH 00 DEG 56 MIN 34 SEC WEST, 99.40 FEET TO AN EXISTING IRON ROD AT THE INTERSECTION OF THE NORTHERLY RIGHTOF-WAY LINE OF C.S.X. TRANSPORTATION RAILROAD, 65 FEET IN WIDTH;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 27TH AVENUE N., WITH THE NORTHERLY RIGHT-OF-WAY LINE OF C.S.X. TRANSPORTATION RAILROAD, SOUTH 52 DEG 57 MIN 04 SEC WEST, 79.00 FEET TO AN EXISTING IRON ROD AT THE INTERSECTION OF
THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY No. 945, 16 FEET IN WIDTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF C.S.X. TRANPOTATION RAILROAD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY No. 945, NORTH 86 DEG 43 MIN 31 SEC WEST, 58.31 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH BOOKER T. ANDERSON, AS OF RECORD IN DEED BOOK 9270, PAGE 428, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY No. 945 WITH THE EASTERLY PROPERTY LINE OF BOOKER T. ANDERSON, NORTH 01 DEG 13 MIN 19 SEC EAST, 75.00 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 89 DEG 11 MIN 49 SEC EAST, 10.00 FEET TO AN IRON ROD SET;

THENCE NORTH 01 DEG 07 MIN 54 SEC EAST, 75.11 FEET TO AN EXISTING IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DELAWARE AVENUE;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE, SOUTH 86 DEG 43 MIN 31 SEC EAST, 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15,749 SQUARE FEET (0.362 ACRES MORE OR LESS).

Being the same property conveyed to HILLSBORO CORPORATION, by deed from MIKE HUDSON AND WIFE, SUSAN HUDSON, of record as Instrument No. 20040712-0082756, dated July 9, 2004, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 092-10-0-263.00

2. Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad.

3. Title to that portion of the premises situated within any encroaching fence or within the right of way of Delaware Ave., as shown on plan of survey prepared by Patrick S. Coode, Surveyor, dated October 26, 2018.