Karen Y Johnson Davidson County
Batch# 176387 DEEDWARRSP
12/20/2018 11:04:45 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20181220-0123918

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

PREPARED BY:
RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
419 Partners, LLC	NEW OWNER	
420 Broadway		093-06-3-109.00
Nashville, TN 37203-3931		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Hunt Strategic Investors II, L.P., a Tennessee Limited Partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **419 Partners, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land situated in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, having a street address of 419 Broadway and being more particularly described as follows:

Beginning at a point in the southerly margin of Broadway and in the face of the building; said point located South 62°16'11" West a distance of 20.75 feet from the northeast corner of the building at the margin of alley 68;
Thence, with the line of McCormick, of record in Instrument Number 201803280029140, Register's Office for Davidson County (R.O.D.C.) South 27°43'49" East a distance of 108.00 feet;
Thence, with the line of O.I.C. Hilton Downtown of record in Instrument Number 201507220071945, R.O.D.C., South 62°16'11" West a distance of 23.08' feet;
Thence, with the line of 421 Broadway, LLC, of record in North 27°43'49" West a distance of 108.00' to the southerly margin of Broadway at a point in the face of the building;
Thence, with said margin North 62°16'11" East a distance of 23.08 feet to the Point of Beginning, containing an area of 2,500.00 square feet or 0.06 acres.

Being the same property conveyed to Hunt Strategic Investors II, LP by Quitclaim deed from James V. Hunt, Sr. of record in Instrument No. 20110829-0066829 Register's Office for Davidson County, Tennessee, dated August 26, 2011 and recorded on August 29, 2011.

This is IMPROVED property known as 419 Broadway, Nashville, TN 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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 18th day of December, 2018.

Hunt Strategic Investors II, L.P.

By: _____
James V. Hunt, Sr., General Partner

By: _____
Sally B. Hunt, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, James V. Hunt, Sr. and Sally B. Hunt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they as the General Partners of **Hunt Strategic Investors II, L.P.**, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 18th day of December, 2018.

_____
Notary Public

My Commission Expires: March 3 2020

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$1,300,000.00**.

_____
Affiant

Subscribed and sworn to before me this 18th day of December, 2018.

_____
Notary Public

My Commission Expires: March 3 2020

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON