Karen Y Johnson Davidson County
Batch# 179855 DEEDWARRSP
01/02/2019 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $185.00
20190102-0000339

THIS INSTRUMENT PREPARED BY
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

31441-1
Box #14

ADDRESS NEW OWNERS:
Sneed Properties, LLC

3603 Meadowbrook Avenue

Nashville, TN 37205

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
07112008600
07112008800
and 07112008900

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 considerations, the receipt of which is hereby acknowledged, JOHNNY D. GHEE, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto SNEED PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the "Grantee", its successors and assigns, **an undivided fifty-one (51.0%) percent interest** in those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Tract I:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

BEING the same property conveyed to Johnny Ghee by deed from Kamal Hajizadeh, Daryoosh Hajizadeh and Tahereh Khoshnevis Zadeh recorded as Instrument No. 20060926-0119052, Register's Office for Davidson County, Tennessee.

This is commercial property known as 823 Cherokee Avenue, Nashville, Tennessee 37207, and is further identified as Parcel ID No. 071-12-0-086.00.

Tract II:

LAND in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 25 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee. Said part of Lot No. 25 fronts 50 feet on the northerly margin of Cherokee Avenue and runs back 301.4 feet, more or less, on the westerly line and 304.6 feet, more or less, on the easterly line, to a line in the rear measuring 50 feet thereon.

BEING part of the same property conveyed to Johnny D. Ghee by deed from Robert P. Hoover and wife, Donna D. Hoover recorded as Instrument No. 20061129-0147044, Register's Office for Davidson County, Tennessee.

This is commercial property known as 827 Cherokee Avenue, Nashville, Tennessee 37207, and is further identified as Parcel ID No. 071-12-0-089.00.

Tract III:

LAND in Davidson County, Tennessee, being all of the easterly 50 feet of Lot No. 23, and the northerly part (the portion which is North of the southerly 150 feet of the westerly 50 feet of the said Lot 23) of the westerly 50 feet of the said Lot 23, on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee. Said part of Lot No. 23 fronts 50 feet on the northerly margin of Cherokee Avenue and is further described as follows: commencing at the southeast corner of the said Lot 23, also being the southwest corner of Lot 25; thence, following the northern margin of Cherokee Avenue westerly 50 feet to a point; thence,

northerly, along a line which divides the easterly 50 feet of Lot 23 from the westerly 50 feet of Lot 23, a distance of 150 feet to a point; thence, westerly 50 feet to a point in the line between Lots 21 and 23; thence, northerly 145.7 feet to a point; thence, easterly 100 feet to a point in the line between Lots 23 and 25; thence, with the easterly margin of Lot 23 southerly 301.4 feet to the point of beginning.

BEING part of the same property conveyed to Johnny D. Ghee by deed from Robert P. Hoover and wife, Donna D. Hoover recorded as Instrument No. 20061129-0147044, Register's Office for Davidson County, Tennessee.

This is commercial property known as 0 Cherokee Avenue, Nashville, Tennessee 37207, and is further identified as Parcel ID No. 071-12-0-088.00.

This conveyance is subject to, and the Grantor specifically retains unto himself, a life estate in and to the property hereby conveyed, said life estate to continue for and during the natural life of the Grantor. The Grantee is hereby granted all rights and interests in said property, including all remainder interests resulting from the said life estate, excluding only the said life estate retained by the Grantor.

This property is being conveyed subject to the life estate recited above. The other forty-nine (49.0%) percent interest (the "49 Percent") in the same property has also been transferred and conveyed between the Grantor and the Grantee, provided that the 49 Percent has been conveyed in fee simple and without the Grantor retaining a life estate as to the 49 Percent. The fifty-one (51.0%) percent interest conveyed by this instrument (the "51 Percent") shall be held in common with the 49 Percent, and the respective interests of the holders and owners of the 49 Percent and the 51 Percent shall be recognized and administered as tenants in common.

The above-described property is conveyed subject to the following:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable, which taxes shall be paid solely by the Grantee. The Grantor and Grantee have agreed that the Grantee will be solely responsible for the payment of all future property tax bills, notwithstanding any legal principle or common practice which would dictate that the life tenant pay the said property taxes.

2. Matters shown on the Plan of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned 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 the same is unencumbered except as set forth above; and the Grantor does further covenant and bind itself, its successors and assigns, 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 whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this instrument has been executed this 28 day of December, 2018.

Johnny D. Ghee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Johnny D. Ghee with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of December, 2018.

Notary Public
My Commission Expires: 1/17/21

JOHN T. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

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

Notary Public
My commission expires: 1/17/21

JOHN T. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(31441-1) Warranty Deed With Life Estate

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019