Karen Y Johnson Davidson County
Batch# 181037 DEEDWARRSP
01/07/2019 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $8,510.00
20190107-0001363

31943

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
HJL Properties, G.P. a Tennessee General Partnership	New Owner	095 03 0 122.00
(NAME) 208 B McGavock Pike	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **George V. Durnin, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **HJL Properties, G.P. a Tennessee General Partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel "A": Land in Davidson County, Tennessee, being the southerly part of R. D. Stanford Subdivision, as of record in Book 547, page 186, Register's Office for said county, described as follows:

A part of the southerly part of Lot 6, beginning at the northeast corner of Lebanon Road and Fairway Drive; thence with the northerly line of Lebanon Road North 79 deg. 00' East 150 feet to the point of beginning of this property; thence continuing North 79 deg. 00' East along the northerly line of Lebanon Road a distance of 68.0 feet; thence North 4 deg. 36' East 150 feet; thence South 80 deg. 12' West a distance of 99.3 feet; thence South 7 deg. 28' East a distance of 146.7 feet to the point of beginning. Together with an easement as described in deed of record in Book 4259, Page 353, said Register's Office.

Parcel "B": Land in Davidson County, Tennessee, being the northerly part of Lot No.6 on the plan of R. D. Stanford's Subdivision, as of record in Book 547, page 186, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the easterly margin of Fairway Drive, said point being 150 feet in a northerly direction from the corner of Fairway Drive and Lebanon Road; thence along the easterly margin of Fairway Drive 150 feet in a northerly direction; thence in an easterly direction a distance of 277 feet and 4 inches; thence in a southerly direction a distance of 140 feet; thence in a westerly direction a distance of 249.3 feet to the point of beginning.

Being the same property conveyed to George V. Durnin by Deed from Garry Maxey and wife, Dorothea J. Maxey dated January 2, 2003 and recorded January 3, 2003 as Instrument No. 20030103-0001375, in said Register's Office for Davidson County, Tennessee.

This Instrument is being executed in behalf of George V. Durnin pursuant to a Durable General Power of Attorney executed by same on the 21st day of September, 2005 of record in Instrument No. 20160808-0081883, said Register's Office.

Sandra L. Durnin, wife of George V. Durnin hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2408 Lebanon Pike, Nashville, TN 37214

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 I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs 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, through or under Grantor, but not 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.

Witness our hands this 4th day of January, 2019.

George V Durnin by Sandra L. Durnin Attorney In Fact

George V. Durnin by Sandra L. Durnin Attorney In Fact

Sandra L. Durnin

Sandra L. Durnin

File Number: FRN-187355SSO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Sandra L. Durnin , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George V. Durnin, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of George V. Durnin, for the purposes therein contained.

Witness my hand and official seal, this the 4th day of January, 2019.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the authorized undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Sandra L. Durnin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of January, 2019.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-187355SSO

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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 authorized according to law.

Patrick H. Poole

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PATRICK H. POOLE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission Expires: 05/02/22

Notary Public

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022