Karen Johnson Davidson County
Batch# 186684 DEEDWARR
01/22/2019 12:05:30 PM 7 pgs
Fees: $38.00 Taxes: $3,681.50
20190122-0006036

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
Box #14 / File 31472-1

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
HF Properties, LLC 1256 Martin Street Nashville, TN 37203	New Owner	10504024300 10504008500 10504008600

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 of which is hereby acknowledged, the undersigned, **Mary Dale Trabue Fitzgerald aka Mary T. Fitzgerald, John David Fitzgerald, III and Katherine T. Fitzgerald Murphy** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **HF Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Three tracts or parcels of land, situated in Davidson County, Tennessee, and being described as follows, to wit:

Tract I - Map and Parcel 10504024300

Being Lots Nos. 468, 469 and the southerly one-half of Lot No. 470 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the Northeast corner of Lewis Street and Trimble Street; thence, with the easterly margin of Lewis Street North 12° 00' East 167 feet to a point in said margin; thence, North 85° 22' East 39.39 feet to a point; thence, South 89° 18' East 156.14 feet to a point in the westerly margin of Fairfield Avenue; thence, with said margin South 12° 00' West 175 feet to a point being the Northwest corner of Fairfield Avenue and Trimble Street; thence, with the northerly margin of Trimble Street North 88° 04' West 194 feet to the POINT OF BEGINNING.

This is improved commercial real property more commonly known as 2 Fairfield Avenue, Nashville, Tennessee.

BEING all of the same property conveyed to Mary Dale Trabue Fitzgerald and Lucinda Thornton Trabue Pointer by Deed dated July 20th, 1972 from W. D. Trabue, III, of record in Book 4667, Page 833, Register's Office for Davidson County Tennessee. Lucinda Thornton Trabue Pointer, being one and the same person as Lucinda Thornton Trabue, died on December 2nd, 2015. Pursuant to the Last Will and Testament of Lucinda Thornton Trabue, of record in Docket No. 16P-10 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), her undivided fifty percent (50%) tenant in common interest in the property was devised to John David Fitzgerald, III and Katherine T. Fitzgerald Murphy. The said undivided fifty percent (50%) tenant in common interest in the property was further conveyed to John David Fitzgerald, III, as to an undivided twenty-five percent (25%) tenant in common interest and to Katherine T. Fitzgerald Murphy, as to an undivided twenty-five percent (25%) tenant in common interest, by Executor's Deed dated December 10th, 2016 from Mary Dale Fitzgerald, Executor of the Estate of Lucinda Thornton Trabue, of record in Instrument No. 20161213-0130827, said Register's Office. Title to the said property is currently vested in Mary Dale Trabue Fitzgerald, as to an undivided fifty percent (50%) tenant in common interest, John David Fitzgerald, III, as to an undivided twenty-five percent (25%) tenant in common interest, and Katherine T. Fitzgerald Murphy, as to an undivided twenty-five percent (25%) tenant in common interest.

Tract II - Map and Parcel 10504008500

BEING the northerly 35 feet of the southerly 105 feet of Lots Nos. 460 and 461 on the plan of Maury and Claiborne's Addition to South Nashville, as of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

SAID part of Lots Nos. 460 and 461 fronts 35 feet on the westerly side of Lewis Street and runs back between parallel lines, 80 feet to a dead line.

This is unimproved commercial real property more commonly known as 6 Lewis Street, Nashville, Tennessee.

Being all of the same property conveyed to Lucinda T. Trabue and Mary T. Fitzgerald by Deed dated February 4th, 1981 from Hugh C. Howser, Rebecca Thomas and Charlotte Williams Allen, Trustees under the Will of Jacob E. Markle, deceased, of record in Book 5707 Page 940, said Register's Office for Davidson County, Tennessee. Lucinda T. Trabue being one and the same person as Lucinda Thornton Trabue, died on December 2nd, 2015. Pursuant to the Last Will and Testament of Lucinda Thornton Trabue, of record in Docket No. 16P-10 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), her undivided fifty percent (50%) tenant in common interest in the property was devised to John David Fitzgerald, III and Katherine T. Fitzgerald Murphy. The said undivided fifty percent (50%) tenant in common interest in the property was further conveyed to John David Fitzgerald, III, as to an undivided twenty-five percent (25%) tenant in common interest and to Katherine T. Fitzgerald Murphy, as to an undivided twenty-five percent (25%) tenant in common interest, by Executor's Deed dated December 10th, 2016 from Mary Dale Fitzgerald, Executor of the Estate of Lucinda Thornton Trabue, of record in Instrument No. 20161213-0130823, said Register's Office. Title to the said property is currently vested in Mary T. Fitzgerald, as to an undivided fifty percent (50%) tenant in common interest, John David Fitzgerald, III, as to an undivided twenty-five percent (25%) tenant in common interest, and Katherine T. Fitzgerald Murphy, as to an undivided twenty-five percent (25%) tenant in common interest.

Tract III - Map and Parcel 10504008600

Land in Davidson County, Tennessee, being parts of Lots Nos. 460 and 461 in Maury and Claiborne's addition to Nashville, fronting about 80 feet on the North side of Trimble Street and running back between the West line of Lewis Street and the East line of Lot No. 462 of said addition 70 feet, more or less, to the southern line of a lot conveyed by Thomas V. Davis to Huggins and Drew by Deed recorded in Book 329, Page 462, Register's Office for said County, wherein said property is described as fronting 67-1/2 feet on Lewis Street and running back between parallel lines 78-1/2 feet, but is believed that the true dimensions of said lot are 70 feet on Lewis Street and 80 feet on Trimble Street.

This is unimproved commercial real property more commonly known as 56 Trimble Street, Nashville, Tennessee.

Being all of the same property conveyed to Mary Dale Trabue Fitzgerald and Lucinda Thornton Trabue Pointer by Quitclaim Deed dated August 29th, 1973 from William D. Trabue, III, and Charles W. Hawkins, III, Trustee, of record in Book 5052, Page 889, said Register's Office for Davidson County, Tennessee. Lucinda Thornton Trabue Pointer, being one and the same person as Lucinda Thornton Trabue, died on December 2nd, 2015. Pursuant to the Last Will and Testament of Lucinda Thornton Trabue, of record in Docket No. 16P-10 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), her undivided fifty percent (50%) tenant in common interest in the property was devised to John David Fitzgerald, III and Katherine T. Fitzgerald Murphy. The said undivided fifty percent (50%) tenant in common interest in the property was further conveyed to John David Fitzgerald, III, as to an undivided twenty-five percent (25%) tenant in common interest and to Katherine T. Fitzgerald Murphy, as to an undivided twenty-five percent (25%) tenant in common interest, by Executor's Deed dated December 10th, 2016 from Mary Dale Fitzgerald, Executor of the Estate of Lucinda Thornton Trabue, of record in Instrument No. 20161213-0130828, said Register's Office. Title to the said property is currently vested in Mary Dale Trabue Fitzgerald, as to an undivided fifty percent (50%) tenant in common interest, John David Fitzgerald, III, as to an undivided twenty-five percent (25%) tenant in common interest, and Katherine T. Fitzgerald Murphy, as to an undivided twenty-five percent (25%) tenant in common interest.

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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 18th day of January, 2019.

Mary Dale Trabue Fitzgerald
aka Mary T. Fitzgerald

John David Fitzgerald, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Dale Trabue Fitzgerald aka Mary T. Fitzgerald, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 18th day of January, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John David Fitzgerald, III, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 18th day of January, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $995,000.00.

Affiant

Subscribed and sworn to before me this
18th day of January, 2019.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 8, 2019

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 18th day of January, 2019.

Katherine T. Fitzgerald Murphy

Commonwealth of Virginia
City of Alexandria

BEFORE me, the undersigned, a Notary Public of the Commonwealth and City aforesaid, personally appeared Katherine T. Fitzgerald Murphy, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 14 day of January, 2019.



Notary Public
My Commission Expires: 2/28/21

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel Map 105040 Parcels 85,86&243.

3. All Matters as shown on the Plan of record in Plat Book 21, Pages 84 and 85, said Register's Office. AS TO TRACTS I, II AND III

4. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 9466, Page 738, said Register's Office. AS TO TRACT I ONLY

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