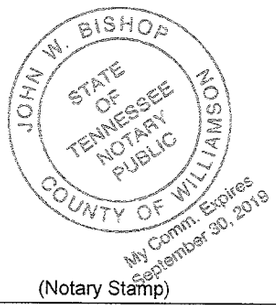
Karen Johnson Davidson County
Batch# 197170 DEEDWARR
02/20/2019 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20190220-0015385



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2019.

Notary Public

My commission expires: 9-30-2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Blue Heron Holdings, LLC	New Owner	**07202006900 and 07202006800**
902 & 906 Hart Lane	1019 Jones Parkway	
Nashville, TN 37024	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten 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,

Kirkland Properties, a Tennessee general partnership,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Blue Heron Holdings, LLC, a Tennessee limited liability company,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

902 Hart Lane – Map/Parcel 07202006900

BEING Lot No. 17 and the Northwesterly triangular part of Lot No. 16 on the map of D.T. Crockett's Subdivision of part of Maplewood, of record in Book 421, page 159, Register' s Office for said County and described as follows:

Beginning at a point in the West margin of Maplewood Road at the common corner of Lots Nos. 16 and 17; thence along an old established tree line and fence, leaving the line between Lots Nos. 16 and 17, south 86 degrees 15' West 164.8 feet to a fence post in the East right-of-way line of L&N Railroad; thence along said right-of-way line along a fence, North 10 degrees 07' West 172 feet to an iron pin in the South margin of Ben Allen Road; thence with the margin of the same and along the margin of Maplewood Road, sometimes called Home Road, as follows: South 76 degrees East 128 feet to an iron pin; South 46 degrees East 50 feet to an iron pin; South 24 degrees East 50 feet to an iron pin; South 17 degrees East 50 feet to the point of beginning.

Being the same property conveyed to KIRKLAND PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP by Warranty deed from CLARICE F. SMILEY, a widowed woman; and, GLEN R. SMILEY and DON N. SMILEY, TRUSTEES OF THE LLOYD E. SMILEY AND CLARICE F. SMILEY REVOCABLE LIVING TRUST of record in Instrument 20001101-0108382, Register's Office for Davidson County, Tennessee, dated November 1,2000 and recorded on November 1, 2000, and re-recorded as Instrument 20001121-0115122, Register's Office for Davidson County, Tennessee.

906 Hart Lane – Map/Parcel 07202006800

TRACT I:

BEING Lot Nos. 13 and 14 on the Plan of D. T. Crockett's Subdivision of part of Maplewood, as of record in Book 421, page 159, Register's Office for said County.

SP 11/2015

SAID Lot nos. 13 and 14 front together 100 feet on the westerly side of Masonic Drive and run back 165 feet on the northerly line and 162 1/2 feet on the southerly line to the easterly margin of the right of way of the Louisville and Northern Railroad, measuring 136 feet thereon.

TRACT II:

BEING Lot No. 15 and south part of Lot No. 16 on the Map of D. T. Crockett's Subdivision of Maplewood, of record in Book 421, page 159, Register's Office for said County.

SAID Lot and part of said lot adjoin and front together 95.4 feet on the westerly side of Maplewood Road and run back 165 feet on the south line of Lot No. 15 and 166.6 feet, more or less, on the north line of part of Lot No. 16, to the easterly right of way line of the Louisville & Nashville Railroad, on which they measure 87.5 feet.

Being the same property conveyed to KIRKLAND PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP by Quitclaim deed from Raymond M. VANDIVER, an unmarried man; and JOSEPH L. CARLISLE and wife, RHONDA C. CARLISLE of record in Instrument 20000222-0017098, Register's Office for Davidson County, Tennessee, dated February 17, 2000 and recorded on February 22, 2000.

This is improved property known as **902 & 906 Hart Lane, Nashville, TN 37024.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of February, 2019.
Kirkland Properties, a Tennessee general partnership

BY: Connie Vandiver

Connie Vandiver, Partner

BY: Joseph L. Carlisle

Joseph L. Carlisle, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Connie Vandiver and Joseph L. Carlisle, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of Kirkland Properties, the within named bargainor, a Tennessee general partnership, and that they as the partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal this 14 day of February, 2019.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

SolomonParks File No. 18-001284-524

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2025

201902150014360

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