Karen Johnson Davidson County
Batch# 206092 DEEDWARRSP
03/14/2019 04:16:52 PM 6 pgs
Fees: $33.00 Taxes: $3,803.60
20190314-0023614

THIS INSTRUMENT PREPARED BY:
J. Evan Gower
Southpoint Marketplace Investment Partners, LLC
c/o GBT Realty Corporation
9010 Overlook Boulevard
Brentwood, TN 37027

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Southpoint Marketplace Investment Partners, LLC **c/o GBT Realty Corporation** **9010 Overlook Boulevard** **Brentwood, TN 37027**	**Southpoint Marketplace Investment Partners, LLC** **c/o GBT Realty Corporation** **9010 Overlook Boulevard** **Brentwood, TN 37027**	**Davidson County:** **Parcel Number:** **18100008400**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DAVID ROY HILL**, an individual (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **SOUTHPOINT MARKETPLACE INVESTMENT PARTNERS, LLC**, a Georgia limited liability company ("Grantee"), their heirs and assigns, forever, the following described tract or parcel of land more particularly described on **Exhibit "A"**, attached hereto and made a part hereof for all purposes, located in an AS-IS condition in Davidson County, Tennessee (collectively, the "Property"); subject,

however to those matters described on **Exhibit "B"**, (the, "Permitted Encumbrances") attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that they are free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations and the Permitted Encumbrances.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

[SIGNATURE AND NOTARY ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE]

WITNESS this the 13 day of March, 2019.

GRANTOR:

DAVID ROY HILL, an individual

David Roy Hill

STATE OF Tennessee §

COUNTY OF Davidson §

Before me, Brandy Gomaz a Notary of the State and County aforementioned, personally appeared DAVID ROY HILL, an individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witnessed my hand and seal this 13 day of March, 2019.

Brandy Gomaz
Notary's Public

My Commission Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The greater of the consideration for this transfer or the value of the property is $1,028,000.00.

Mandy Gorman
AFFIANT

Subscribed and sworn to before me, this 14th day of March, 2019.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

EXHIBIT "A"

Property

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Plat; Consolidation Plat; David Roy Hill Property, of record as Instrument No. 20180918-0092609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property (tract 2) conveyed to EDWARD W. HILL AND WIFE, LILLIAN HILL, by deed from EDGAR TURRENTINE AND WIFE, WILLOMINA TURRENTINE, of record in Book 2454, Page 271, Register's Office for Davidson County, Tennessee. Said property was conveyed to LILLIAN INEZ LYELL HILL by quitclaim deed from EDWARD W. HILL AND WIFE, LILLIAN HILL, recorded in Book 9244, Page 28, Register's Office for Davidson County, Tennessee. The said LILLIAN INEZ LYELL HILL having since died. HOUSTON EDWARD HILL is duly appointed Executor of the ESTATE OF LILLIAN INEZ LYELL HILL pursuant to probate proceedings set forth as file number 95P581 and of record in Will Book 197, Page 355, of the Probate Court of Davidson County, Tennessee.

Being the same property conveyed to DAVIDS ROY HILL, HOUSTON EDWARD HILL AND CATHERINE ELAINE MELBY AS CO-TRUSTEES OF THE LILLIAN INEZ LYELL HILL FAMILY TRUST by quitclaim deed from HOUSTON EDWARD HILL, EXECTUOR OF THE ESTATE OF LILLIAN INEZ LYELL HILL, of record Book 9926, Page 533, dated January 24, 1996, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HOUSTON E. HILL, by quitclaim deed from DAVID ROY HILL, of record in Book 10063, page 593, dated February 10, 1996, said Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. General and Special Taxes for the year 2019, a lien not yet due and payable.

2. Easement Agreement of record as Instrument No. 20050909-0108744, said Register's Office for Davidson County, Tennessee.

3. Easement Agreement of record as Instrument No. 20180215-0014928, said Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record as Instrument No. 20180918-0092609, said Register's Office for Davidson County, Tennessee.