Karen Johnson Davidson County
Batch# 210362 DEEDWARRSP
03/27/2019 09:36:51 AM 5 pgs
Fees: $28.00 Taxes: $1,919.12
20190327-0027503

THIS INSTRUMENT PREPARED BY:
Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Hill Southeast Office, LLC 4011 Armory Oaks Drive Nashville, Tennessee 37204-4577	SAME	Map 118-16, Parcel 86

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 considerations, the receipt of which is hereby acknowledged, **HILL REVOLVER, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **HILL SOUTHEAST OFFICE, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located at 4030 Armory Oaks Drive in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of March, 2019.

HILL REVOLVER, LLC,
a Tennessee limited liability company

By: _____
Celeste Patterson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Celeste Patterson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the President of Hill Revolver, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such President.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 25th day of March, 2019.

_____
Notary Public

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $518,680.00.

Affiant

Subscribed and sworn to before me this 22nd day of March, 2019.

Notary Public

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Plat of Hill Revolver Sidco Drive, of record in Instrument No. 20190325-0026967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Hill Revolver, LLC, a Tennessee limited liability company, by quitclaim deed from H.G. Hill Realty Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20161222-0134872, dated December 21, 2016, said Register's Office.

EXHIBIT B

1) General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 118-16-0-086.00, not yet due and payable.

2) Declaration of Fire Loop System Easements and Agreement of record in Instrument No. 20110720-0055712, Register's Office for Davidson County, Tennessee.

3) Stormwater Detention Agreement of record in Instrument No. 20010416-0036590 and in Instrument No. 20060822-0103400, said Register's Office.

4) Easement for a storm sewer granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4129, Page 486, said Register's Office.

5) Easement for sewer purposes as set forth in Book 3434, Page 174, said Register's Office.

6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20190125-0007723, said Register's Office.

7) Matters shown on the Plan of record 20190325-0026967, said Register's Office.

8) Declaration of Easements for Armory Park of record in Instrument No. 20190327-0027502, said Register's Office.

9) The following matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated November 15, 2018, last revised March 26, 2019 and designated as Job No. 18065ALTA-LOT2 CW:

   a) Fire Hydrant West line of property
   b) Sanitary Sewer line Northwest corner of property
   c) Electrical Boxes Southwest portion of property
   d) 10' X 10' NES Easement Northwest corner of property
   e) Sewer Easement running East to West along Northern line or property