SPECIAL WARRANTY DEED

FROM: Ah-Shew Wong

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Spiva/Hill Management and Investment, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Spiva/Hill Management and Investment, LLC 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	Same	095-04-0-016.00

Karen Johnson Davidson County
Batch# 216669 DEEDWARRSP
04/12/2019 08:50:21 AM 4 pgs
Fees: $23.00 Taxes: $4,625.00

20190412-0033388

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,250,000.00.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Affiant

Sworn to and subscribed before me, this 11th day of April, 2019.

Notary Public

My Commission Expires: 11-8-21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ah-Shew Wong** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Spiva/Hill Management and Investment, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 2606 Lebanon Pike, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 11 day of April, 2019.

SELLER:

A. Wong

Ah-Shew Wong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers a Notary Public of said County and State, personally appeared Ah-Shew Wong, 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 within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee this 11 day of April, 2019.

Traci Sellers

Notary Public

My Commission Expires: 11-8-21

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

A Tract of land in the 3rd Civil District of Davidson County, Tennessee, being all the property bounded on the East by McCullough, on the West and North by H&H Carwash, and on the South by Lebanon Road, being described according to a survey by Campbell Surveying Co., Inc., Dated 12-27-91 and being more particularly described as follows:

Beginning at an old R.R. spike on the Northerly Margin of Lebanon Road, said spike being the Southwest corner of the William McCullough Trustee property as recorded in Book 7651, Page 130, Register's Office for Davidson County, Tennessee, and the Southeast corner of the hereon described tract;

Thence, along said margin with a curve to the left 100.00 feet to a New Iron Rod, (said curve having a radius of 2900.00 feet, a central angle of 01 degrees 58 minutes 33 seconds, a chord bearing of South 86 degrees 06 minutes 29 seconds West 100.00 feet), said Iron Rod being the Southeast corner of the H&H Carwash, Inc. property as recorded in Book 7728, Page 484 R.O.D.C. TN.; thence, leaving said margin and along H&H Carwash's East and South lines North 03 degrees 12 minutes 28 seconds West 190.00 feet to a New Iron Rod; thence, North 86 degrees 06 minutes 29 seconds East 100.00 feet to a New Iron Rod; thence, South 03 degrees 12 minutes 28 seconds East 190.00 feet to the point-of-beginning containing 0.43 acres.

Being the same property conveyed to AH-SHEW WONG AND CHE-MING WONG by deed from EXECUTIVE PARK, a Tennessee partnership, by deed dated January 6, 1992, of record in Book 8523, page 423 as re-recorded in Book 8550, page 107, said Register's Office.

Being the same property conveyed to AH-SHEW WONG by deed from CHE-MING WONG, of record at Instrument Number 20190409-0032312, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019 and future taxes, a lien, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4402, Page 901, said Register's Office.

3. The effect, if any, of Easement(s) as set out in the Warranty Deed of record in Book 4131, Page 440, said Register's Office.