THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 219117 DEEDWARRSP
04/17/2019 11:51:30 AM 5 pgs
Fees: $28.00 Taxes: $2,960.00
20190417-0035272

31695-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
HP3, G.P. 6131 Jocelyn Hollow Road Nashville, TN 37205	New Owner	11811011100

SPECIAL 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, **Greg Alan Mabey** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **HP3, G.P., a Tennessee general partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING the same property conveyed to GREG MABEY, by Deed from ROSEDALE BAPTIST CHURCH, dated August 23, 2011, of record in Instrument No. 20110824-0065444, Register's Office for Davidson County, Tennessee.

Greg Mabey being one and the same person as Greg Alan Mabey.

THIS is improved property known as 2822 Erica Place, Nashville, TN 37204.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of April, 2019.

Greg Alan Mabey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Greg Alan Mabey, 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 16th day of April, 2019.

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 $800,000.00.

Affiant

Subscribed and sworn to before me this
16th day of April, 2019.

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being Lot 5 on the Plat of Berry Hills Gardens, as described in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description thereof, said property also being described according to a survey by Delle Land Surveying Company, Inc., (DLS), Steven D. Delle, Tennessee Registered Land Surveyor No. 1710, dated August 17, 2011, as follows:

BEGINNING at an iron rod in the easterly right of way of Erica Place, said point being the Northwest corner of the James Vienneal property as described in Deed Book 10207, Page 58, said Register's Office, and the Southwest corner of the herein described property, being Lot 5 on the Plat of Berry Hills Gardens, as described in Plat Book 1130, Page 36, said Register's Office; Thence, with said right of way, being a curve to the right, and having a Delta of 18 degrees 38 minutes 34 seconds, a Radius of 276.60 feet, a Length of 90.00 feet and Chord of North 21 degrees 08 minutes 53 seconds East, 89.60 feet to an iron rod at the Southwest corner of the Robert Stegall property as described in Deed Book 11613, Page 290, said Register's Office; Thence, leaving said right of way, with Stegall's South line, South 63 degrees 28 minutes 58 seconds East, 122.63 feet to an iron rod; Thence, South 22 degrees 54 minutes 39 seconds West, 50.00 feet to an iron rod; Thence, North 81 degrees 59 minutes 45 seconds West, 123.80 feet to the POINT OF BEGINNING and containing 8679 square feet, or 0.199 acres.

EXHIBIT B
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 11811011100. 2019 Taxes have been pro-rated between the parties as part of closing and assumed by the herein named Grantee.

3. All Matters as shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 5606, Page 770, said Register's Office.

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