Karen Johnson Davidson County
Batch# 242693 DEEDWARRSP
06/13/2019 09:14:11 AM 3 pgs
Fees: $18.00 Taxes: $168.41
20190613-0056725

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

31917-5
Box #14

ADDRESS NEW OWNERS:
Sneed Properties, LLC
3603 Meadowbrook Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
07112008600
07112008800
07112008900
and 06007010000

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 considerations, the receipt of which is hereby acknowledged, JOHNNY D. GHEE, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto SNEED PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the "Grantee", its successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Tract I:

ALL OF THE LIFE ESTATE (as established by Special Warranty Deed dated December 28, 2018 and recorded as Instrument No. 20190102-0000339, Register's Office for Davidson County, Tennessee) held and owned by the Grantor in and to the real property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

BEING the same life estate, as to the above described property, which was retained by Johnny D. Ghee in a Special Warranty Deed dated December 28, 2018 from Johnny D. Ghee to Sneed Properties, LLC, a Tennessee limited liability company and recorded as Instrument No. 20190102-0000339, Register's Office for Davidson County, Tennessee property. The subject property was previously conveyed to Johnny Ghee by deed from Kamal Hajizadeh, Daryoosh Hajizadeh and Tahereh Khoshnevis Zadeh recorded as Instrument No. 20060926-0119052, Register's Office for Davidson County, Tennessee.

This is commercial property known as 823 Cherokee Avenue, Nashville, Tennessee 37207, and is further identified as Parcel ID No. 071-12-0-086.00.

Tract II:

ALL OF THE LIFE ESTATE (as established by Special Warranty Deed dated December 28, 2018 and recorded as Instrument No. 20190102-0000339, Register's Office for Davidson County, Tennessee) held and owned by the Grantor in and to the real property described as follows:

LAND in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 25 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee. Said part of Lot No. 25 fronts 50 feet on the northerly margin of Cherokee Avenue and runs back 301.4 feet, more or less, on the westerly line and 304.6 feet, more or less, on the easterly line, to a line in the rear measuring 50 feet thereon.

BEING the same life estate, as to the above described property, which was retained by Johnny D. Ghee in a Special Warranty Deed dated December 28, 2018 from Johnny D. Ghee to Sneed Properties, LLC, a Tennessee limited liability company and recorded as Instrument No. 20190102-0000339, Register's Office for Davidson County, Tennessee property. The subject property was previously conveyed to Johnny Ghee by deed from

Robert P. Hoover and wife, Donna D. Hoover recorded as Instrument No. 20061129-0147044, Register's Office for Davidson County, Tennessee.

This is commercial property known as 827 Cherokee Avenue, Nashville, Tennessee 37207, and is further identified as Parcel ID No. 071-12-0-089.00.

Tract III:

ALL OF THE LIFE ESTATE (as established by Special Warranty Deed dated December 28, 2018 and recorded as Instrument No. 20190102-0000339, Register's Office for Davidson County, Tennessee) held and owned by the Grantor in and to the real property described as follows:

LAND in Davidson County, Tennessee, being all of the easterly 50 feet of Lot No. 23, and the northerly part (the portion which is North of the southerly 150 feet of the westerly 50 feet of the said Lot 23) of the westerly 50 feet of the said Lot 23, on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee. Said part of Lot No. 23 fronts 50 feet on the northerly margin of Cherokee Avenue and is further described as follows: commencing at the southeast corner of the said Lot 23, also being the southwest corner of Lot 25; thence, following the northern margin of Cherokee Avenue westerly 50 feet to a point; thence, northerly, along a line which divides the easterly 50 feet of Lot 23 from the westerly 50 feet of Lot 23, a distance of 150 feet to a point; thence, westerly 50 feet to a point in the line between Lots 21 and 23; thence, northerly 145.7 feet to a point; thence, easterly 100 feet to a point in the line between Lots 23 and 25; thence, with the easterly margin of Lot 23 southerly 301.4 feet to the point of beginning.

BEING the same life estate, as to the above described property, which was retained by Johnny D. Ghee in a Special Warranty Deed dated December 28, 2018 from Johnny D. Ghee to Sneed Properties, LLC, a Tennessee limited liability company and recorded as Instrument No. 20190102-0000339, Register's Office for Davidson County, Tennessee property. The subject property was previously conveyed to Johnny Ghee by deed from Robert P. Hoover and wife, Donna D. Hoover recorded as Instrument No. 20061129-0147044, Register's Office for Davidson County, Tennessee.

This is commercial property known as 0 Cherokee Avenue, Nashville, Tennessee 37207, and is further identified as Parcel ID No. 071-12-0-088.00.

Tract IV:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hillhurst Acres, Section 3, of record in Book 2331, page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Johnny D. Ghee and wife, Sandra L. Ghee by Deed dated January 7th, 1987 from Evelyn B. Kelley, a widow of record in Book 7101 Page 877, said Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree filed June 5th, 1998 of record in Docket Number 97D-1846, Fourth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Johnny D. Ghee by Quitclaim Deed dated June 5th, 1998 from Sandra L. Ghee of record in Book 10964 Page 307, Register's Office for Davidson County, Tennessee.

This is residential property known as 2910 Rich Acres Drive, Nashville, Tennessee 37207, and is further identified as Parcel ID No. 060-07-0-100-00.

As to Tracts I, II and III described above, this deed does and shall have the effect of conveying and thereby terminating the life estate as to those three tracts or parcels of land which had been held and retained by Johnny D. Ghee. The Grantee named herein is and was the remaindermant in relation to the life estate(s) which previously existed with respect to these properties and this conveyance is intended to and does merge and join the life estate interest and the remainder interest thereby terminating the previously existing life estate, leaving fee simple absolute title ownership in the within named Grantee.

As to Tract IV described above, this deed conveys and transfers complete fee simple absolute ownership of said property. No life estate tenancy or interest has previously been established or retained as to the said Tract IV.

The above-described property is conveyed subject to the following:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable, which taxes shall be paid solely by the Grantee.

2. Matters shown on the Plan of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee (Tracts I, II and III).

3. The Plan of record in Plat Book 2331, Page 86, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein (Tract IV).

4. Restrictive Covenants contained in instrument of record in Book 2485, Page 306, Register's Office for Davidson County, Tennessee (Tract IV).

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that it 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 set forth above; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of June, 2019.

Johnny D. Ghee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Johnny D. Ghee with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of June, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 $45,516.72.

Affiant

Subscribed and sworn to before me this
12th day of June, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 1/17/21