Karen Johnson Davidson County
Batch# 282104 DEEDWARRSP
09/06/2019 10:46:13 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20190906-0090137

This instrument prepared by:

Larry D. Craig, Attorney at Law
P. O. Box 774
Kingston Springs, TN 37082

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
HM Development, LLC 3725 Lipton Place Antioch, TN 37013-5435	New Owner-Same	MAP 107-00-0 PARCEL 024.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $300,000.00.

MAlberto Forero
AFFIANT

Subscribed and sworn to before me, this the 6th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 7-9-2023

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALBERTO FORERO**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **HM DEVELOPMENT, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Alberto Forero by deed from HM Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180202-0010931, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of Alberto Forero.

This is the same legal description as set forth in the previous deed of record.

This conveyance is subject to such applicable limitations, restrictions, covenants, easements and

rights of way, plat or plans of record and any and all governmental regulations and/or zoning regulations.

2019 Metropolitan Government taxes, not yet due and payable, are expressly assumed by the Grantee for timely payment thereof.

This is improved property commonly known as 912 Massman Drive, Nashville, TN 37217.

This instrument has been prepared upon information furnished by the parties and without the benefit of formal title examination or title insurance, no closing thereupon, tax advice and without the benefit of new survey.

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

GRANTOR further covenants with the GRANTEE that he is lawfully seized and possessed of said land in fee simple, and has good right to convey it, and the GRANTOR further covenants and binds himself, his heirs, representatives and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (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.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "AS IS". By acceptance of this deed, Grantee acknowledges the property has been inspected and is satisfied with its condition and accepts the property expressly, "AS IS".

IN WITNESS WHEREOF, GRANTOR, has executed this Special Warranty Deed on the 6th day of September, 2019.

ALBERTO FORERO

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alberto Forero**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of September, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-9-2023

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

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EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 024.00 AS SHOWN ON TAX MAP 107-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (FOUND) IN THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY (I-40) AND THE EASTERLY MARGIN OF MASSMAN DRIVE, SAID CONCRETE MONUMENT (FOUND) BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY (I-40), N79°10'10"E, 528.92' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WESTERLY LINE OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226, (R.O.D.C., TN), S16°57'07"E, 348.23' TO AN IRON ROD (FOUND);
THENCE, CONTINUING WITH THE WESTERLY LINE OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226, (R.O.D.C., TN), S20°41'41"E, 425.29' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE LEONARD D. DUNN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4576, PAGE 510, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE NORTHERLY LINE OF THE LEONARD D. DUNN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4576, PAGE 510, (R.O.D.C., TN), S88°41'16"W, 411.76' TO AN IRON PIPE (FOUND), SAID IRON PIPE (FOUND) BEING THE SOUTHEAST CORNER OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122722, (R.O.D.C., TN), AND SAID IRON PIPE (FOUND) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122722, (R.O.D.C., TN) AND THE EASTERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN), N13°41'58"W, 330.83' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN); THENCE, WITH THE NORTHERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN), N88°35'14"W, 43.86' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE SOUTHEAST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN);
THENCE, WITH THE EASTERLY LINE OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN), N11°30'16"W, 163.18' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN);
THENCE, WITH THE NORTHERLY LINE OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN), . S78°26'47"W, 144.87' TO A CONCRETE MONUMENT (FOUND), AND THE BEGINNING OF A CURVE TO THE LEFT;
THENCE, WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 25.00', THROUGH A CENTRAL ANGLE OF 90°44'24", AN ARC LENGTH OF 39.59', A CHORD BEARING OF S33°24'47"W, AND A CHORD DISTANCE OF 35.58' TO AN IRON ROD (FOUND) IN THE EASTERLY MARGIN OF MASSMAN DRIVE, SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN); THENCE, WITH THE EASTERLY MARGIN OF MASSMAN DRIVE, N11°17'41"W, 221.60' TO THE POINT OF BEGINNING.
CONTAINING 7.08 ACRES, MORE OR LESS. ACCORDING TO A SURVEY PREPARED BY H & H LAND SURVEYING, INC., 612A FITZHUGH BOULEVARD, SMYRNA, TENNESSEE 37167 FILE: 2016-0920.