Karen Johnson Davidson County
Batch# 287320 DEEDWARRSP
09/18/2019 08:41:32 AM 5 pgs
Fees: $28.00 Taxes: $740.00
20190918-0094459

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
KWA/HHL, LLC, a Tennessee limited liability company 600 West Broadway, Suite 1420 1420 San Diego, CA 92101	KWA/HHL, LLC, a Tennessee limited liability company 600 West Broadway, Suite 1420 1420 San Diego, CA 92101	06513013800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thousand and 00/100 Dollars ($200,000.00).

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of September, 2019.

Notary Public

My Commission Expires: _____

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), the receipt and sufficiency of which are hereby acknowledged, **HHT INVESTORS, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **KWA/HHL, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, (the "Property").

The Property is unimproved property known as 1011 Lady Nashville Court containing approximately 5.11 acres located in Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor further covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

Witness my hand as of the 17 day of September, 2019.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR:

HHT Investors, LLC, a Tennessee limited liability company

By: _____
William R. Hostettler, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Dawnelle B Smith, a Notary Public of said County and State, personally appeared William R. Hostettler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of HHT INVESTORS, LLC, the within named bargainor, a Tennessee limited liability company, and that such person as President executed the foregoing instrument for the purposes therein contained, by signing the name of HHT Investors, LLC, a Tennessee limited liability company, and on its behalf, by such person as President of the limited liability company.

Witness my hand and seal, at Office in aforesaid State and County, this 13th day of September, 2019.

_____
(Notary Public)

My Commission expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

TRACT IV:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Plat of Rowlett Property, of record in Instrument No. 20171004-0102055, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HHT INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CHARLES A. ROWLETT AND WIFE, IRENE H. ROWLETT, of record in Instrument No. 20171010-0104065, dated October 10, 2017, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Instrument No. 20171004-0102055, in the Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 12, Register's Office for Davidson County, Tennessee, and in Plat Book 19, page 7, said Register's Office.

4. Permanent Drainage Easement as set forth in Instrument No. 20000629-0064726 said Register's Office.

5. Abandonment of Easement Agreement of record in Instrument No. 20171010-0104066, said Register's Office.

6. Easement for the flow of the waters of any creeks or streams lying within the bounds of the subject property and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams, free from diminution or pollution.