Karen Johnson Davidson County
Batch# 295860 DEEDWARRSP
10/03/2019 04:07:30 PM 5 pgs
Fees: $28.00 Taxes: $14,800.00
20191003-0101408

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Warehouse Ventures, GP 1508 Elm Hill Pike, Suite 100, Nashville, TN 37210-3636	Map/Par. 04100018600	Same
This instrument prepared by: Bradley Arant Boult Cummings, LLP (JRH) 1600 Division Street, Suite 700, Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jerry G. Hutchinson, individually, and Jerry G. Hutchinson as Trustee of The Cheryl Hutchinson Trust (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey to Warehouse Ventures, GP, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest, each Grantor's interest being an undivided one-half interest for a total of 100% of the ownership interests, in certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 7532 Hickory Hills Court, Whites Creek, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that the Property is free from all encumbrances, made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors but not otherwise. No representation as made as to the acreage of the Property.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.

Affiant

Subscribed and sworn to before me this 3 day of October, 2019.

Notary Public
My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantors have executed this Deed on October 2, 2019, to be effective as of October 3, 2019.

GRANTORS:

Jerry G. Hutchinson

Jerry G. Hutchinson, individually

Jerry G. Hutchison, Trustee of The Cheryl Hutchinson Trust

By: Jerry G. Hutchinson
Name: Jerry G. Hutchinson
Its: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, Deborah B. Irmick, a Notary Public in and for the State and County aforesaid, personally appeared Jerry G. Hutchison, 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 and seal at office in Nashville TN, this the 2nd day of October, 2019.

DEBORAH B. IRMICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2020

Deborah B. Irmick
Notary Public

My Commission Expires: 5/5/20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Deborah B. Irmick, a Notary Public in and for the State and County aforesaid, personally appeared Jerry G. Hutchison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Cheryl Hutchison Trust, the within named bargainor, and that as such Trustee, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trustee by himself/herself as such Trustee.

WITNESS my hand and seal at office in Nashville TN, this the 2nd day of October, 2019.

DEBORAH B. IRMICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm.s. 5. 2020

Deborah B. Irmick
Notary Public

My Commission Expires: 5/5/20

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Third Revision Revised Lot 3 & 4, Section 6 Hickory Hills Subdivision, as shown on plat of record as Instrument No. 20076200073437, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same one-half undivided interest in the property conveyed to Jerry G. Hutchinson, as tenant in common, by quitclaim deed of record in Instrument No. 20060717-0085906, and being the same one-half undivided interest in the property conveyed to Jerry G. Hutchinson, Trustee of the Cheryl Hutchinson Trust by deeds of record in Instrument No. 201712150128061 and Instrument No. 201712150128062, Register's Office for Davidson County, Tennessee.

EXHIBIT B

LIST OF PERMITTED ENCUMBRANCES

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

2. All matters shown on plat(s) of record in Plat Book 6200, page 525, Plat Book 8250, page 16, and Instrument No. 200706200073437, in the Register's Office of Davidson County, Tennessee.

3. Stormwater Detention Agreement from Jerry & Cheryl Hutchinson to Metropolitan Government of Nashville, of record in Instrument No. 200612070151542, in the Register's Office of Davidson County, Tennessee.

4. Easements as set forth in document recorded in Book 2493, page 388, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

