Karen Johnson Davidson County
Batch# 331863 DEEDWARRSP
12/18/2019 02:37:30 PM 6 pgs
Fees: $33.00 Taxes: $29,415.00
20191218-0130697

Prepared by and Return to:	Property Owner and Mail Tax Bills to:	Property Address:	Tax Parcel No(s):
Eversheds Sutherland (US) LLP 999 Peachtree St., NE Suite 2300 Atlanta, GA 30309 Attn: Clay Howell	Hines 5 Ravinia Drive Atlanta, GA 30346	429 Houston Street, Nashville, TN 37203	105-030-206.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 17 day of December, 2019, by and between **429B HOUSTON ST, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), and **HCD WEDGEWOOD 429 HOUSTON LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of SEVEN MILLION NINE HUNDRED FIFTY THOUSAND AND NO/100 ($7,950,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in **Nashville, Davidson** County, Tennessee to, wit:

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

The Real Estate being the same real estate conveyed to Grantor by **Deeds** of record as Instrument Number 201706230063614 and Instrument Number 201706230063616, as affected by Scrivener's Affidavit in Instrument Number 201802060012111 in the Register's Office of **Davidson** County, Tennessee ("Register's Office").

TO HAVE AND TO HOLD the 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 it is lawfully seized in fee and possessed of the Real Estate; that it 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.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[signature page follows]

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

429B HOUSTON ST, LLC,
a Tennessee limited liability company

By: _____
Name: Darek Bell
Its: Owner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Darek Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of **429B HOUSTON ST, LLC**, a Tennessee limited liability company the within named bargainor, a limited liability company, and that he, as such manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such manager.

WITNESS my hand, at office, this 12th day of December 2019.

_____
Notary Public

My Commission Expires:
6/22/2020

DONNA C. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **"SEVEN MILLION NINE HUNDRED FIFTY THOUSAND"** Dollars (**"$7,950,000.00"**), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My Commission Expires: 8/16/2022

LIZBETH HENDERSON NOTARY PUBLIC FULTON COUNTY, GA Exp. Aug. 16, 2022

EXHIBIT A
LEGAL DESCRIPTION

Property being in Davidson County, Tennessee:

Lots 107-112 & Part of Lot 113, Humphrey, Houston and Martin's Addition to South Nashville, Plat Book 36, page 117, in the Register's Office for Davidson County Tennessee, more particularly described as:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 107-112 and part of Lot 113, on the Plan of Humphrey, Houston and Martin's Addition to South Nashville, as of record in Book 36, Page 117, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the easterly right-of-way line of Brown Street and the southerly right-of-way line of Houston Street;

Thence with the southerly right-of-way line of Houston Street South 82 deg 00 min 57 sec East, 333.77 feet to a pk nail set at a corner common with MMC Partnership, as of record in Deed Instrument No. 201211300110261, at said Register's Office;

Thence leaving the southerly right-of-way line of Houston Street with the westerly property line of MMC Partnership, South 07 deg 58 min 59 sec West, 109.00 feet to a pk nail set on top of a block wall;

Thence North 82 deg 00 min 57 sec West, 33.33 feet to a pk nail set on top of a block wall;

Thence South 07 deg 58 min 59 sec West, 41.00 feet to a pk nail set on the northerly right-of-way line of Alley No. 189;

Thence with the northerly right-of-way line of Alley No. 189, North 81 deg 58 min 49 sec West, 299.26 feet to a pk nail set at the intersection of the northerly right-of-way line of Alley No. 189 and the easterly right-of-way line of Brown Street;

Thence with the easterly right-of-way line of Brown Street, North 07 deg 31 min 49 sec East, 149.82 feet to the point of beginning, containing 48,582 square feet (1.12 acres more or less).

Being the same property conveyed to 429B Houston St, LLC, a Tennessee limited liability company, by Warranty Deed from LLE Property, LLC, a Tennessee limited liability company, in Instrument No. 20170623-0063616, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plan Book 1, Page 35, in the Chancery Court of Davidson County, Tennessee; and Plat Book 36, Page 117, in the Register's Office of Davidson County, Tennessee.

3. Rights of others in and to the alley contiguous to the land.

4. That portion of the land embraced within the bounds of any public road or thoroughfare.

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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, 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: 3/3/2020

Notary Seal:

