Karen Johnson Davidson County
Batch# 332483 DEEDWARRSP
12/19/2019 12:55:30 PM 8 pgs
Fees: $43.00 Taxes: $3,330.00
20191219-0131134

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	426 Humphreys Street, Nashville, TN 37203	10507001300 10507001100

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of December, 2019, by and between **EDNA CREWS GOOCH, KENNETH GOOCH** and **DONNA BARNES** (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 NINE HUNDRED THOUSAND AND NO/100 ($900,000.00), 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** as of record in Book 4791, Page 85, and Book 4930, Page 815, 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]

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 **"NINE HUNDRED THOUSAND"** Dollars (**"$900,000.00"**), 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

[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.

EDNA CREWS GOOCH

By: Edna Crews Gooch

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Nicki M Clark, a Notary Public of said County and State, personally appeared EDNA CREWS GOOCH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of Dec, 2019.

Nicki M Clark
Notary Public

My Commission Expires:
July 6, 2021

NICKI M. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[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.

DONNA BARNES

By: Donna Barnes

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Luz Taveras, a Notary Public of said County and State, personally appeared Donna Barnes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 2019.

Notary Public

My Commission Expires: 11-8-2022

LUZ M TAVERAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[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.

KENNETH GOOCH

By: Kenneth Gooch

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Nicki M. Clark, a Notary Public of said County and State, personally appeared KENNETH GOOCH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of Dec, 2019.

Nicki M Clark
Notary Public

My Commission Expires:

July 6, 2021

NICKI M. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Property being in Davidson County, Tennessee:

Tract 1 (426 Humphreys Street):

Being all of Lot No. 74 and the easterly six (6) feet of Lot No. 75 on the Plan of Humphrey, Houston and Martin's Addition, a plan of which is of record in Book 36, page 117, Register's Office of Davidson County. Said Lot No. 74 and part of Lot No. 75 front together 56 feet, more or less, on the northerly margin of Humphreys Street and extend back northwardly between parallel lines, 150 feet to the southerly margin of an alley.

Tract 2 (430 Humphreys Street):

Being the westerly 28 feet of the easterly 34 feet of Lot No. 75 on the Plan of Humphreys, Houston and Martin's Addition to Nashville, as of record in Book 36, page 117, Register's Office for Davidson County, also in Plan Book 1, page 35, Chancery Court, at Nashville, described as follows:

Beginning on the northerly margin of Humphreys Street, 106 feet west of the westerly margin of Pillow Street; thence with the northerly margin of Humphreys Street, westwardly 28 feet; thence northwardly and parallel with Pillow Street, 150 feet to the southerly margin of an alley; thence with said alley, eastwardly 28 feet; thence southwardly 150 feet to the beginning.

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 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:

