Karen Johnson Davidson County
Batch# 334284 DEEDWARRSP
12/26/2019 09:22:55 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20191226-0132885

SPECIAL WARRANTY DEED

FROM: Thomas A. Rice

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: SHI Properties

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
SHI Properties 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	Same	105-14-0-278.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,100,000.00.

Affiant

Sworn to and subscribed before me, this 20th day of December 2019.

Notary Public

My Commission Expires: 5/2/22

LESLIE E. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Rice** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **SHI Properties**, a Tennessee general partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 713 Melpark Drive, Nashville, Davidson County, Tennessee 37204.

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

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 20 day of December, 2019.

SELLER:

Thomas A. Rice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leslie E. Lambert, a Notary Public of said County and State, personally appeared Thomas A. Rice, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee this 20th day of December, 2019.

Leslie E. Lambert
Notary Public

My Commission Expires: 5/2/22



EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 28, as shown on the map entitled Melpark Subdivision, Section Two, of record in Plat Book 3842, page 143, 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 THOMAS A. RICE, A MARRIED PERSON, by deed from SWEEPING CORPORATION OF AMERICA, A TENNESSEE CORPORATION, of record as Instrument No. 20110131-0008534, dated January 21, 2011, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019, a lien now due and payable, but not yet delinquent until March 1, 2020 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 3842, page 143, said Register's Office.