Karen Johnson Davidson County
Batch# 336890 DEEDWARRSP
12/31/2019 01:46:19 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20191231-0135114

FROM: George R. Hazlewood

TO: SH1 Prop LLC

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
SH1 Prop LLC P.O. Box 68286 Nashville, TN 37206	(same)	Map 82-06 Parcel 8.00

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2019.

Notary Public
My Comm. Expires: 5-2-2022

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, George R. Hazlewood, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto SH1 Prop LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land being located in Davidson County, Tennessee, being part of lot No. 1 in the Partition of Mary R. Brown's property, of record in Book 314, pages 540 and 541, Register's Office for said County, and being the north 200 feet of Lot No. 2 on the Plan of J.R. Love and E.A. Hall's Subdivision of part of the Brown Tract, of record in Book 421, page 130, said Register's Office.
>
> Said part of said Lot fronts 200 feet on the westerly side of North

First Street, as widened, and runs back between parallel lines 227 feet to a dead line

Being the same property conveyed to George Hazelwood and wife, Louise Hazelwood, by deed from Candace Elizabeth Hazelwood, of record in Book 4717, page 864, dated May 8, 1959, said Register's Office. The said George Hazelwood having since died leaving Louise Hazelwood the surviving tenant by entirety. Being further conveyed to Louise Hazlewood and George R. Hazlewood, as joint tenants with right of survivorship, by quitclaim deed from Louise Hazelwood a/k/a Louise Hazlewood, of record as Instrument No. 20010718-0076017, dated July 17, 2001, said Register's Office. The said Louise Hazlewood having since died on or about September 3, 2006, leaving George R. Hazlewood the surviving tenant with right of survivorship.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below:

1. 2020 Metro Nashville Davidson County, Taxes, a lien not yet due and payable.

2. Lease from Louise B. Hazelwood to Contel Cellular of Nashville, Inc., as evidenced by Memorandum of Lease, of record in Book 9780, page 873, Register's Office for Davidson County, Tennessee, and assigned to GTE Mobilnet of Nashville Incorporated, by Assignment and Assumption Agreement of record in said Register's Office as Instrument No. 20010605-0058432.

3. Sign Location Lease from Louise Hazlewood to The Lamar Companies, as evidenced by Memorandum of Lease Agreement of record in the Register's Office for said County as Instrument No. 20040826-0103383.

This is unimproved property located at 828 Dickerson Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds himself, his heirs and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (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.

WITNESS my hand this 31st day of December, 2019.

George R. Hazlewood

George R. Hazlewood

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George R. Hazlewood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of December, 2019.

Jeanette L. Ramer

NOTARY PUBLIC

My Commission Expires: 3/7/23

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4840-8918-9038.2