Karen Johnson Davidson County
Batch# 378319 DEEDWARRSP
03/27/2020 08:45:38 AM 6 pgs
Fees: $33.00 Taxes: $3,163.50
20200327-0033188

THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.:
Tudor Building Group, GP 110 Windsor Drive Nashville, Tennessee 37205	SAME	083-01-0-468.00 083-01-0-469.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HILL CENTER GREENWOOD, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **TUDOR BUILDING GROUP, GP**, a Tennessee general partnership (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is unimproved property located on Greenwood Avenue at Gallatin Avenue in Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said land is conveyed subject to the following restriction:

The land shall only be used for residential (including short-term rental) purposes (it being acknowledged that the land may be used by owners or occupants of the land in the course of a "home business" that involves selling retail goods or services online or through other means not constituting a physical storefront).

[*signature page to follow*]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of March, 2020.

HILL CENTER GREENWOOD, LLC,
a Tennessee limited liability company

By:_____
Celeste Patterson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Celeste Patterson, 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 President of **HILL CENTER GREENWOOD, LLC**, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such President.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 26th day of March, 2020.

Linda J. Boggess
Notary Public

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022

4823-8938-1811

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $855,000.00.

Affiant

Subscribed and sworn to before me this 25 day of March, 2020.

Notary Public

My Commission Expires: 1-8-21

EMILY CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

4823-8938-1811

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3, as shown on the Subdivision Plat of H. G. Hill Realty Company Greenwood Avenue at Gallatin Avenue, of record as Instrument No. 20190507-0042703, Register's Office for Davidson County, Tennessee.

Together with Grantor's rights, title and interest, but only as the fee simple owner of the land described above (and not any other rights, title and interest of Grantor thereunder), under that certain Declaration of Easements and Restrictions of record in Instrument No. 201911150118062, said Register's Office, provided, notwithstanding anything to the contrary contained in this Special Warranty Deed, that such rights, title and interest are conveyed without any covenant, representation or warranty of any kind.

Being part of the same property conveyed to H.G. HILL REALTY COMPANY, A TENNESSEE CORPORATION, by deed from EVA M. EATON AND HUSBAND, JOSEPH EATON, dated January 22, 1934, of record in Book 935, Page 231, said Register's Office; by deed from EVA M. EATON AND HUSBAND, JOSEPH E. EATON, dated October 29, 1936, of record in Book 1011, Page 550, said Register's Office; by deed from EVA M. EATON AND HUSBAND, JOE EATON, dated September 22, 1944, of record in Book 1306, Page 141, said Register's Office; by deed from WOODROW HARVILLE HOOPER AND WIFE, EVELYN VIRGINIA HOOPER, dated November 12, 1954, of record in Book 2332, Page 301, said Register's Office; by deed from JOSEPH A. EATON, MAYNARD S. EATON, ALMA E. STOKES, LONNIE L. MCNUTT, WAYNE MCNUTT, JOSEPH GRADY SMOOT, ROBERT MALCOLM SMOOT, MARY MARGARET SMOOT DEMPSEY AND ELEANOR SMOOT ARNOLD, dated September 25, 1970, of record in Book 4454, Page 201, said Register's Office; by deed from WALTER W. WHITMAN AND FINNER D. WHITMAN, dated July 11, 1959, of record in Book 2925, Page 335, said Register's Office; by deed from MILDRED K. SULLIVAN, dated July 25, 1974, of record in Book 4838, Page 241, said Register's Office; and by deed from GEORGE HUNT AND ERNEST RADABAUGH, dated August 17, 1961, of record in Book 3277, Page 29, said Register's Office. Pursuant to the Certificate of Merger, of record as Instrument No. 20050608-0065678, said Register's Office, H. G. HILL REALTY COMPANY merged into MUSIC CITY INVESTMENT PARTNERS, LLC. MUSIC CITY INVESTMENT PARTNERS, LLC changed its name to H. G. HILL REALTY COMPANY, LLC, by Articles of Amendment, of record as Instrument No. 20050608-0065679, said Register's Office. And being part of the same property conveyed to H. G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MAPCO EXPRESS, INC., A DELAWARE CORPORATION, of record as Instrument No. 20091214-0113836, said Register's Office; and by deed from SANDRA L. ROBINSON, of record as Instrument No. 20100429-0032588, said Register's Office. Also, being the same property conveyed to HILL CENTER GREENWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from H. G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated August 2, 2019, of record in Instrument No. 201908020076868, said Register's Office.

EXHIBIT B

1) General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 083-01-0-468.00 and 083-01-0-469.00.

2) Matters shown on the Plan of record in Instrument No. 20190507-0042703, Register's Office for Davidson County, Tennessee.

3) Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from H.G. Hill Realty Company, LLC to Lamar Tennessee, L.L.C. d/b/a Lamar Nashville, of record in Instrument No. 20081126-0115898, said Register's Office.

4) Storm sanitary sewer easement of record in Book 1730, Page 30, said Register's Office.

5) Easement for a 12 inch sewer across premises shown as sewer 291A on record in City Engineer's Office of the City of Nashville.

6) Easement for 48 inch and reduced to 42 inch storm sewer across premises shown as sewer 2-B.S. on record in City Engineer's Office of the City of Nashville.

7) Declaration of Easements and Restrictions of record in Instrument No. 201911150118062, said Register's Office.

8) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20191206-0126055, said Register's Office.

9) Memorandum of Lease between Hill Center Greenwood, LLC, a Tennessee limited liability company, as Landlord, and Publix Tennessee, LLC, a Florida limited liability company, as Tenant, of record in Instrument No. 20191010-0104207, said Register's Office.

10) Agreement for Dedication of Public Right-of Way of record in Instrument No. 20200113-0004036 and Instrument No. 20200113-0004037, said Register's Office.

11) Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

12) Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.