Karen Johnson Davidson County
Batch# 404414 DEEDWARRSP
05/21/2020 03:37:13 PM 4 pgs
Fees: $23.00 Taxes: $3,214.84
20200521-0053202

SPECIAL WARRANTY DEED

FROM: Michael L. Gorney

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

TO: 118 30th Avenue North, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
118 30th Avenue North, LLC Attn: H.G. Hill Realty Company, LLC 3011 Armory Drive, Suite 130 Nashville, Tennessee, 37204	Same	Map 104-2, Parcel 321.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $868,875.

Affiant

Sworn to and subscribed before me, this 20th day of May 2020.

Notary Public

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires MAY 7, 2022

My Commission Expires: 5-7-2022

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, **Michael L. Gorney**, an individual (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **118 30th Avenue North, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 118 30th Avenue North, Nashville, Davidson County, Tennessee 37203.

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

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 21st day of May, 2020.

SELLER: Michael L. Gorney

Michael L. Gorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Garrison D. Warren, a Notary Public of said County and State, personally appeared Michael L. Gorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged 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 May, 2020.

Garrison D. Warren

Notary Public

My Commission Expires: 1/4/21

GARRISON D. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 4, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Euclid Subdivision of a part of Lots Nos. 42 and 43, Boyd Cockrill Spring Tract, as of record in Plat Book 421, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of 30th Avenue North at the corner of Lots Nos. 7 and 8; thence, with the line between said lots, easterly 105.3 feet to the west margin of an alley; thence, with the margin of said alley, southerly 22 feet to the intersection of the north line of another alley; thence, with the margin of said second alley, westerly 12 feet to a turn in said alley; thence, with said alley southerly 28 feet to the corner of Lots Nos. 6 and 7; thence, with the line between said lots, westerly 93.3 feet to the east margin of 30th Avenue North; thence, with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Gorney Realty, LLC by deed from Tom R. Burks and Charles W. Strader, Jr. and Paul A. Demonbreun, dated December 9, 2005 and recorded in Instrument No. 20051212-0149194, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael L. Gorney by deed from Gorney Realty, LLC, dated January 30, 2019 and recorded in Instrument No. 20190206-0011259, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 421, page 86, said Register's Office.

3. Easement(s) of record as Instrument No. 20010726-0079572, said Register's Office.