Karen Johnson Davidson County
Batch# 442523 DEEDWARRSP
07/22/2020 04:05:12 PM 5 pgs
Fees: $28.00 Taxes: $10,199.42
20200722-0080782

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:**
Robert B. Jackson, Sr. and Pamela W. Jackson, Co-Trustees 919 Drew Place Nashville, Tennessee 37205	SAME	130-01-0-114.00

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 REVOLVER, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **ROBERT B. JACKSON, SR. AND PAMELA W. JACKSON, AS CO-TRUSTEES OF THE 2017 JACKSON TENANCY BY THE ENTIRETY TRUST U/A DATED MAY 4, 2017, AS AMENDED BY THAT CERTAIN AMENDED AND RESTATED ROBERT AND PAMELA JACKSON COMMUNITY PROPERTY TRUST U/A DATED DECEMBER 30, 2019** (hereinafter the "Grantee"), their 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 improved property located at 101, 105 and 107 Heady Drive in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of July, 2020.

HILL REVOLVER, 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 REVOLVER, 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 24th day of July, 2020.

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

_____
Notary Public

My Commission Expires: 5-8-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,756,600.00.

Affiant

Subscribed and sworn to before me this 22 day of July, 2020.

Notary Public

My Commission Expires: 2/26/2020

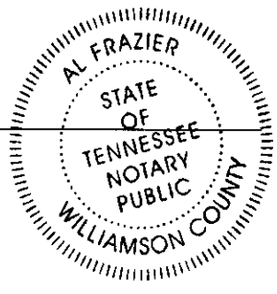


EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3, 4, 5, and 6, Block Z, as shown on the map entitled 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks Y & Z, of record in Book 1130, Page 63, amended in Book 10009, Page 447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to H.G. HILL REALTY COMPANY, A CORPORATION, by Deed from WAKEFIELD REALTY COMPANY, INC., of record in Book 1358, Page 211, dated May 7, 1946, 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.

H.G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY has conveyed said property to HILL REVOLVER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim deed of record as Instrument No. 20161222-0134872, dated December 21, 2016, 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. 130-01-0-114.00, a lien, not yet due and payable.

2) Matters shown on the Plan of record in Book 1130, Page 63, and amended in Book 10009, Page 447, Register's Office for Davidson County, Tennessee.

3) Any matters which a true and accurate survey of the property would disclose.

4) Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in lease from H. G. Hill Realty Company to The Sherwin-Williams Company, an Ohio Corporation, of record as Instrument No. 20020617-0072988, said Register's Office, as assigned to Hill Revolver, LLC, a Tennessee limited liability company, by assignment not of record.