Karen Johnson Davidson County
Batch# 461980 DEEDWARRSP
08/21/2020 04:17:23 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20200821-0094885

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Robert West c/o: Ingram Entertainment Inc. Two Ingram Blvd. La Vergne, TN 37089 Record & Return To: Robert West c/o: Ingram Entertainment Inc. Two Ingram Blvd. La Vergne, TN 37089	The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00 Affiant Subscribed and sworn to before me this 20th day of August, 2020. Notary Public My Commission Expires: 10/22/2023

KARLA L BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information Map and Parcel/Account:
David B. Ingram 4417 Tyne Blvd. Nashville, TN 37215	David B. Ingram 4417 Tyne Blvd. Nashville, TN 37215	**116-02-0-012.00**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, H.G. HILL REALTY COMPANY, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to David B. Ingram ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto (the "Property").

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit "B" hereto.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit "B" hereto), but not further or otherwise

Whenever 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, the undersigned have executed this instrument on this 21st day of August, 2020.

GRANTOR:

H.G. HILL REALTY COMPANY, LLC,
a Tennessee limited liability company

By: _____
Name: Celeste Patterson
Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the President of H.G. Hill Realty Company, LLC, a Tennessee limited liability company, and that she as the President of H.G. Hill Realty Company, LLC, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as President.

WITNESS my hand, at office, this 24th day of August, 2020.

_____
Notary Public

My Commission Expires: 5-8-2022

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

EXHIBIT A TO DEED

Legal Description of the Property

Land in Davidson County, Tennessee, being Block C, as shown on the Plan of Hillwood Estates of record in Plat Book 1835, Page 60, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to H.G. HILL REALTY COMPANY by deed from H.G. HILL and wife, MRS. H.G. HILL (MAMIE WILSON) of record in Book 731, page 542, dated December 28, 1926, said Register's Office.

H.G. HILL REALTY COMPANY was merged into MUSIC CITY INVESTMENT PARTNERS, LLC, pursuant to Certificate of Merger of record as Instrument No. 20050608-0065678, dated June 6, 2005, said Register's Office. MUSIC CITY INVESTMENT PARTNERS, LLC, is now known as H.G. HILL REALTY COMPANY, LLC, pursuant to Articles of Amendment of record as Instrument No. 20050608-0065679, dated June 6, 2005, said Register's Office.

Address: This is unimproved property located on Hillwood Blvd., Nashville, Davidson County, Tennessee 37205.

EXHIBIT B TO DEED

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 116-02-0-012.00, not yet due or payable.

2. Matters shown on the Plan of record in Plat Book 1835, page 60, Plat Book 161, page 90, and Plat Book 843, page 53, said Register's Office for Davidson County, Tennessee.

3. All matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated July 27, 2020, last revised July 29, 2020, and designated as Job No. 20098 CW.