Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

R & R to:

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 486979 **DEEDWARRSP**
10/01/2020 08:39:09 AM 4 pgs
Fees: $23.00 Taxes: $13,745.50

20201001-0113115

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,715,000.00.

Thomas Thrasher
Affiant

Subscribed and sworn to me on September 30th, 2020.

NOTARY PUBLIC

My commission expires: 04/11/2023

GILBERT ANGLIN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALEKELLEY LAW FIRM

Peter Weiss, Attorney
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33543

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Howerton Associates, LLC 204 Mi Tech Drive Murfreesboro, TN 37130	SAME	082-15-0-021.00 082-15-0-023.00 082-15-0-008.00 082-15-0-010.00 082-15-0-009.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Howerton Property Partners, G.P., a Tennessee general partnership "GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto **Howerton Associates, LLC, a Tennessee limited liability company, "GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Nashville Davison County, Tennessee, being parts of Lot Nos. 16 and 17 on the Plan of John Shelby's First Addition to Edgefield, now East Nashville, as of record in Book 12, Page 524 and parts of Lot Nos. 64 and 65 on the Plan of John Shelby's First Addition to Edgefield, now East Nashville, as of record in Book 12, Pages 524 and 525, Register's Office for Davidson County, Tennessee, together with a part of Alley #254 closed by Council Bill 2003-1411, Metropolitan Council of Nashville, Davidson County, Tennessee (with easements retained), and more fully described by an "AS-BUILT SURVEY" by, Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated August 21, 2011, as follows:

Tract 1: (Being part of lot nos. 65, 64 and the westerly 10 feet of lot no. 63)
Beginning at a point in the southerly margin of Howerton Street, being the Northerly radius return,

Thence north 67 deg 33 min 15 sec east 96.53 feet to an iron pin;
Thence south 22 deg 23 min 09 sec east 210.00 feet to an iron pin;
Thence south 67 deg 33 min 15 sec west 50.00 feet to a pk nail;
Thence north 22 deg 23 min 09 sec west 70.00 feet to a point;
Thence south 67 deg 33 min 15 sec west 60.00 feet to an iron pin;
Thence north 22 deg 23 min 09 sec west 126.53 feet to a point;
Thence with a curve to the right, having a radius of 13.49 feet and a length of 21.17 feet to the point of beginning.

For informational purposes only: The Map-Parcel numbers for this tract are 082-15-0-008.00 and 082-15-0-010.00.

Tract 2: (Being part of lot nos. 16 & 17)
Beginning at the northwest corner of lot 16 at the margin of north second street and the southerly margin of alley 254, alley closed by council bill 2003-1411,

Thence north 67 deg 33 min 15 sec east 100.00 feet to a point;
Thence south 22 deg 23 min 09 sec east 55.00 to a point;
Thence south 67 deg 33 min 15 sec west 20.00 to a point;
Thence south 22 deg 23 min 09 sec east 80.50 feet to a iron pin;
Thence south 70 deg 24 min 59 sec west 53.82 feet to a point;
Thence with a curve to the right, having a radius of 25.00 and a length of 40.52 feet to a point;
Thence north 22 deg 23 min 09 sec west 105.22 feet to the point of beginning.

For informational purposes only: The Map-Parcel number for this tract is 082-15-0-023.00.

Tract 3: (Part of Alley #254 closed by Council Bill 2003-1411, Metropolitan Council of Nashville,
Davidson County, Tennessee-with easements retained)

Beginning at the northweswardly corner of lot 16 and the easterly margin of North Second Street at the southern margin of said Alley # 254:

Thence north 67 deg 33 min 15 sec west 100.00 feet to a point;
Thence north 22 deg 23 min 09 sec west 8.00 feet to a point;
Thence north 67 deg 33 min 15 sec east 10.00 feet to a point;
Thence north 22 deg 23 min 09 sec west 8.00 feet to an iron pin;
Thence south 67 deg 33 min 15 sec west 50.00 feet to a pk nail;

Thence south 22 deg 23 min 09 sec east 8.00 feet to a point;
Thence south 67 deg 33 min 15 sec west 60.00 feet to a point;
Thence south 22 deg 23 min 09 sec east 8.00 feet to the point of beginning.

For informational purposes only: The Map-Parcel number for this tract is 082-15-0-021.00.

Being the same property conveyed to HOWERTON PROPERTY PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from BARBARA A. HOBSON, TRUSTEE OF THE HOBSON FAMILY TRUST AND BARBARA A. HOBSON AND RICHARD D. HOBSON, TENANTS IN COMMON, dated August 31, 2011, of record in Instrument No. 20110901-0067887, Register's Office for Davidson County, Tennessee.

Tract 4
Land in Davidson County, Tennessee, being the southerly 70 feet of Lot No. 65 and the westerly 10 feet of the southerly 70 feet of Lot No. 64 on the Plan of Shelby's First Addition to Edgefield, now East Nashville, of record in Book 12, page 524, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, and the northerly 1/2 of adjacent vacated Alley #254, closed by Metropolitan Ordinance No. 2003-1411.

Being the same property conveyed to HOWERTON PROPERTY PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from SIDNEY T. STANLEY, dated August 15, 2013, of record in Instrument No. 20130816-0086423, Register's Office for Davidson County, Tennessee.

For informational purposes only: The Map-Parcel number for this tract is 082-15-0-009.00.

The conveyance of the above described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.
2. Matters shown on the Plan of record in Book 12, Pages 524 and 525, Register's Office for Davidson County, Tennessee.
3. Grant of Gas Service Line or Fuel Line Easement of record in Book 5511, Page 298, Register's Office for Davidson County, Tennessee.
4. A street closing and any easement(s) retained in Ordinance No. 2003-1411, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.
5. A fire hydrant located at the southwesterly corner of the subject Property.
6. A 0.2-foot apparent encroachment onto the adjacent property at the northwesterly portion of the subject Property.
7. An overhang easement along the of southwesterly line Lot 65.
8. A fire hydrant located at the southeasterly corner of the subject Property.
9. A sign post located at the southeasterly corner of the subject Property.
10. An overhang easement along the of northeasterly line of the subject Property.
11. An overhang easement running in a southeasterly to northeasterly direction across a portion of the subject Property.
12. A 10-inch sewer line running in a southeasterly to northeasterly direction across a portion of the subject Property.
13. A gas line running in a southeasterly to northeasterly direction across a portion of the subject Property.
14. An easement line running in a southeasterly to northeasterly direction across a portion of the subject Property.
15. Fence encroachment on adjoining property along northeasterly portion of the subject Property.
16. Subject property shall not be used by Grantee, Grantee's successors or representatives, or leased to any tenant whose primary business is the processing and/or distribution of meats and/or seafood for a period of ten (10) years from even date herewith.
17. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as property located at 200 & 202 Howerton Street, and 102 & 104 North 2nd Street, Nashville, Davidson County, TN 37213.

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 representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, 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.

[SIGNATURES COMMENCE ON PAGE 4]

WITNESS my hand on September 30th., 2020.

Howerton Property Partners, G.P., a Tennessee general partnership

BY: _____
Michael D. Shmerling
ITS: Managing General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael D. Shmerling with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing General Partner of Howerton Property Partners, G.P., a Tennessee general partnership, the within named bargainor, a general partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself in his capacity as said Managing General Partner.

Witness my hand and official seal on September 30th., 2020.

_____
NOTARY PUBLIC

My Commission Expires: 5/2/2022

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY