Karen Johnson Davidson County
Batch# 512888 DEEDWARRSP
11/10/2020 10:11:30 AM 6 pgs
Fees: $33.00 Taxes: $3,330.00
20201110-0132161

SPECIAL WARRANTY DEED

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
John W. Stone, III 3817 Richland Avenue Nashville, TN 37205 (615) 812-1161	405 Humphreys, LLC 405 Humphreys Street Nashville, TN 37203 Attn: Cameron Weiss	405 Humphreys Street Nashville, TN 37203	105-07-0-027

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 9th day of November, 2020, by and between **DAVID HAMLETT**, a Tennessee resident (hereinafter referred to as "Grantor"), and **405 HUMPHREYS, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Davidson County, Tennessee to, wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature pages follow*]

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

DAVID HAMLETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said State and County, the within named David Hamlett, 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 OFFICIAL SEAL at Nashville, Tennessee, this 9th day of November, 2020.

NOTARY PUBLIC

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES:
6/21/2021

[NOTARIAL SEAL]

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Nine Hundred Thousand and No/100s Dollars ($900,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cameron Weiss, Affiant

Subscribed and sworn to before me this 06th day of November, 2020.

Notary Public

My Commission Expires: 09-06-2021

CHAD CORNELSSEN
Notary Public, State of Texas
Comm. Expires 09-06-2021
NOTARY ID#: 13127012-2

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Property being in the County of Davidson, State of Tennessee, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61 ON THE PLAN OF HUMPHREY'S HOUSTON AND MARTIN'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 36, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY, ALSO IN PLAN BOOK 1, PAGE 35, CHANCERY COURT AT NASHVILLE.

SAID LOT NO. 61 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HUMPHREYS STREET AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF AN ALLEY, 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO DAVID HAMLETT, BY DEED FROM HAMLETT PRINTING SERVICE, INC., OF RECORD IN INSTRUMENT NO. 201904090032302, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 36, Page 117, in the Register's Office of Davidson County, Tennessee.

3. Rights of others in and to the alley contiguous to the Property.

4. Rights of parties in possession not shown by the Public Records.

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

