Karen Johnson Davidson County
Batch# 542008 DEEDWARRSP
12/23/2020 01:55:30 PM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20201223-0153079

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 NO.:** |
|---|---|---|
| Randolph M. and Janice M. LaGasse<br>160 Athens Way<br>Nashville, Tennessee 37228 | SAME | 075-00-0-106.00 |

# 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, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **RANDOLPH M. AND JANICE M. LAGASSE** (hereinafter together 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 3865 Lebanon Pike in Nashville, Davidson County, Tennessee 37076.

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.

[*signature page follows*]

4831-3839-6628

22 IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 22 day of December, 2020.

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

By:_____
Celeste Patterson, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, 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 **H.G. HILL REALTY COMPANY, LLC**, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such President.

18th WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 18th day of December, 2020.

Linda J. Boggess
Notary Public

My Commission Expires: 5-2-2022

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

4831-3839-6628

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me this 21 day of December, 2020.

Notary Public

My Commission Expires: _____

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

4831-3839-6628

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled First Union National Bank, of record in Plat Book 9700, page 303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to H.G. REALTY COMPANY, by deed from HARRY D. DODSON AND MRS. MARCELLE S. DODSON ESTES, of record in Book 4389, page 603, dated January 2, 1970, 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.

**EXHIBIT B**

1) Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2) Rights of parties in possession, as tenants only, under unrecorded leases.

3) General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 075-00-0-106.00, a lien, now due and payable, but not yet delinquent until March 1, 2021.

4) The following matters shown on the Plan of record in Plat Book 9700, Page 903, Register's Office for Davidson County, Tennessee:

   a) 20' Public Utility and Drainage Easement along southern, eastern, and northern boundary lines; and

   b) 5' reservation along southern boundary line for future Right-of-way.

5) Sanitary Sewage Line Easement of record in Book 3309, Page 135, said Register's Office.

6) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3948, Page 777, and Book 5931, Page 356, said Register's Office.

7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20110426-0031602, said Register's Office.

# True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

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

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

