THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 542012 DEEDWARRSP
12/23/2020 01:56:30 PM 6 pgs
Fees: $33.00 Taxes: $4,347.50
20201223-0153085

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.:
3001 Gallatin Pike LLC 160 Athens Way Nashville, Tennessee 37228	SAME	072-06-0-206.00

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 **3001 GALLATIN PIKE LLC**, a Colorado limited liability company (hereinafter the "Grantee"), its 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 3001 Gallatin Pike in Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its 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*]

4817-6755-4772

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 _____ day of December, 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

4817-6755-4772

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00.

Affiant

Subscribed and sworn to before me this 31 day of December, 2020.

Notary Public

My Commission Expires: _____

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

4817-6755-4772

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 4 and 5, as shown on the map entitled Subdivision of Casper Zophi's Place, of record in Plat Book 332, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to H.G. HILL REALTY COMPANY, by deed from LUCILLE M. LYNN, of record in Book 9471, page 554, dated September 21, 1994, said Register's Office. (Lot 4)

Being the same property conveyed to H.G. HILL REALTY COMPANY, by deed from H.G. HILL COMPANY, of record in Book 752, page 528, dated December 13, 1926, said Register's Office. (Lot 5)

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.

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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. 072-06-0-206.00, a lien, now due and payable, but not yet delinquent until March 1, 2021.

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)

