Owner/Responsible Taxpayer:
Hospital Housekeeping Systems
12495 Silver Creek Rd
Dripping Springs, TX 78620
Map & Parcel #118-5-T-20-.00 out of 118-5-185.00

This Instrument Prepared By:
Lone Star Exchange Company
516 N Austin Seguin, TX 78155

Derivation Clause: Grantor acquired deed recorded on 4/20/2018, Deed # 20180720-0037393 as AT Holdings, LLC the Grantee, by Grantor Aspen Construction Holdings, LLC.

SPECIAL WARRANTY DEED

Effective date: October 13, 2018

Grantor: Lone Star Exchange Company, as Sole Member and as Successor in Interest to AT Holding, LLC

Grantor's Mailing Address (including county):

516 N Austin
Seguin, TX 78155 - Guadalupe County

Karen Johnson Davidson County
Batch# 565862 **DEEDWARRSP**
02/02/2021 08:58:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210202-0014695

Grantee: Hospital Housekeeping Systems
12495 Silver Creek Rd
Dripping Springs, TX 78620

Consideration:

TEN AND NO/100 DOLLARS ($50.00), and other good and valuable consideration, as part of a tax-deferred exchange pursuant to section 1031 of the Internal Revenue Code.

Property (including any improvements): This is improved property known as 843 Clayton Ave, Nashville, TN 37204.

Land in Davidson County, Tennessee, being Unit No. 8 of Homes At 841 & 843 Clayton Avenue, a Planned Unit Development as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 841 & 843 Clayton Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103 (b) of record in Inst# 20160526-0053157 Register Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes At 841 & 843 Clayton Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Inst #20160526-0053157 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made part hereof the same as though copied herein.

Being a portion of the property conveyed to Aspen Construction Holdings, LLC by Quitclaim Deed from Aspen Construction Holdings, LLC, executed October 2, 2015 and filed for record in Instrument Number 20151015-0104752 and a portion of the property conveyed to Aspen Construction Holdings, LLC, by Deed from WHS Properties, LLC, a Tennessee limited liability company, executed June 5, 2015 and filed for record in Instrument Number 20150617-0057567, Register's Office for Davidson County, Tennessee Also acquired in Quitclaim Deed of record in Instrument Number 20160519-0050370, said Register's Office.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, and administrators to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof, expect as to the reservations from and exceptions to conveyance and warranty, by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Lone Star Exchange Company, as Sole Member and
as Successor in Interest to AT Holding, LLC

BY: _____
Sydney A. Miller, Vice- President
Lone Star Exchange Company, Sole Member

Acknowledgment

STATE OF TEXAS
COUNTY OF GUADALUPE

Signed and acknowledged before me on Dec. 2, 2020, by Sydney A. Miller, as Vice-President of Lone Star Exchange Company, Sole Member and as Successor in Interest to AT Holding, LLC.

_____
Notary Public, STATE OF TEXAS

LAURA MICHELLE STAHL
Notary Public, State of Texas
Comm. Expires 01-30-2023
Notary ID 131872749

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 50.00 WK

WK for Hospital HouseKeeping Systems
Affiant

Subscribed and sworn before me, this 05 day of January, 2021

Notary

DIANA VERONICA OLMOS
Notary Public, State of Texas
Comm. Expires 04-22-2024
Notary ID 132447360