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# 569629 DEEDWARRSP
02/05/2021 03:58:30 PM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20210205-0017253

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILL TO:** | **MAP-PARCEL NO.:** |
|---|---|---|
| SHM Holdings, LLC<br>3212 West End Avenue<br>Suite 403<br>Nashville, Tennessee 37203 | SAME | 092-12-0-251.00 |

# 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 **SHM HOLDINGS, LLC**, a Tennessee 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 1801 State Street in Nashville, Davidson County, Tennessee 37203.

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*]

5th IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the day of February, 2021.

**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.

4th WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this day of February, 2021.

_____
Notary Public

My Commission Expires: 5-8-2022

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

4821-9666-4534

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 5th day of February, 2021.

Notary Public

My Commission Expires: 7/2/2022

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4821-9666-4534

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 187 and 188, as shown on the map entitled Plan of the Boyd Home Tract, of record in Book 21, page 39, 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 deeds of record in Book 4989, Page 484, and in Book 10115, Page 634, said Register's Office.

## EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 092-12-0-251.00, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

3. The following matters shown on the plat of survey by Timothy Mark Dolan, Tenn. RLS No. 2297, with Donlon Land Surveying, LLC, dated January 22, 2021, last revised, and designated as Job No. 221004 State Street:

   a) Sanitary Sewer line crossing property running in generally in a northerly direction from the Southwest corner of property.

   b) Overhead Electric lines crossing Southeast corner.

   c) Possible sidewalk encroachments along west line of property.

   d) Possible Driveway and carport encroachment along west line of property.

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

# True Copy Certification

I, Melissa Foster, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa 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: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY