Karen Johnson Davidson County
Batch# 574950 DEEDWARRSP
02/22/2021 01:02:30 PM 6 pgs
Fees: $33.00 Taxes: $7,030.00
20210222-0021104

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.:**
Regions Bank Corporate Real Estate 250 Riverchase Parkway East Third Floor Birmingham, Alabama 35244	SAME	082-13-0-151.00

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 **REGIONS BANK**, an Alabama state banking corporation (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 1200 Rosa L Parks Boulevard in Nashville, Davidson County, Tennessee 37208.

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*]

4812-6119-0107

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 16th 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.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 12th day of February, 2021.

_____
Notary Public

My Commission Expires: 03/08/2021

KEITH S. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 08, 2021

4812-6119-0107

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Affiant

Subscribed and sworn to before me this 11th day of February, 2021.

Notary ~~Public~~

My Commission Expires: 10-19-22

STATE OF TENNESSEE NOTARY PUBLIC STEVEN DAVENPORT MAURY COUNTY

4812-6119-0107

EXHIBIT A

Tract No. 1:
Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 34 on the Plan of D. T. McGavock's First Addition, as of record in Plan Book 1, page 33, Chancery Court at Nashville. Said Lot No. 34 fronts 61 feet 5 inches on the Easterly side of 8th Avenue North, formerly Spruce Street, and extends back 150 feet on the Northerly line and 152 feet 4 inches on the Southerly line with the Northerly margin of Madison Street, to an alley, measuring 86 feet 5 inches thereon.

Tract No. 2:
Land in Davidson County, Tennessee, being the South 40 feet of Lot No. 35 in the Subdivision of certain lots in D. T. McGavock's First Addition to Nashville, a plan of which subdivision is of record in Plan Book 1, page 33, of the Chancery Court at Nashville.

Said part of said Lot No. 35 fronts 40 feet on the East side of Spruce Street, now 8th Avenue North, and runs back between parallel lines 150 feet town alley.

Tract No. 3:
Land in Davidson County, Tennessee, being Lot No. 36 and the North 10 feet of Lot No. 35 on the Map of Addition of D. T. McGavock's Estate, as of record in Plan Book 1, page 33, Chancery Court at Nashville.

Said lot and part of said lot adjoin and front together 60 feet on the East side of 8th Avenue, North and run back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to H.G. Hill Realty Company, LLC, a Tennessee limited liability company by General Warranty Deed of record in Instrument No. 20120530-0046681, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1) Taxes for the year 2021; a lien, not yet due and payable.

2) Matters shown on the Plan of record in Plat 1, Page 33, Chancery Court at Nashville, Davidson County, Tennessee.

3) Matters shown on Survey prepared by Robert Lance Lanier of Mid-South Engineering Support, LLC, TN RLS# 3065, dated December 7, 2020, including but not limited to the following:

   a. 15' setback along Western and Southern boundary lines
   b. Overhead power lines on Northwest corner of property
   c. Water meter
   d. Curb inlets

4) Title matters created by or through Grantee and any mechanics' and/or materialmen's liens relating to work on the Property that is performed by or at the direction of Grantee.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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