Karen Johnson Davidson County
Batch# 576251 DEEDWARRSP
02/24/2021 08:45:30 AM 6 pgs
Fees: $33.00 Taxes: $17,390.00
20210224-0022696

THIS INSTRUMENT PREPARED BY: **Brandi Norred Maiorino, Esq.** **Maynard Cooper & Gale, PC** **3835 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $4,700,000.00. Logan Cass Affiant Subscribed and sworn to before me, this 12 day of February, 2021. Jennifer DiPerna Notary Public My Commission Expires: 1-8-2024

JENNIFER DIPERNA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Black Dog Commercial, LLC 827 Maxwell Court Nashville, TN 37220	New Owner	106-00-0-012.03

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **David C. Hedges and Terri L. Hedges** (collectively, "**Grantor**"), have bargained and sold, and do hereby transfer and convey unto **Black Dog Commercial, LLC,** a Tennessee limited liability company ("**Grantee**"), Grantee's successors, heirs and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **1504 Elm Hill Pike, Nashville, Davidson County, Tennessee 37210.**

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to current taxes, all existing leases, all matters of record and all matters as may be reflected by a current survey of the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 12 day of February, 2021.

GRANTOR:

David C. Hedges

Terri L. Hedges

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David C. Hedges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: Sept. 6, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terri L. Hedges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: Sept 6, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

EXHIBIT A

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

PARCEL A:

TRACT NO. I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE SOUTHERLY PART OF LOT NO. 7 ON THE PLAN OF THE LANDS OF WM. G. M. CAMPBELL AS OF RECORD IN BOOK 843, PAGE 30, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY BY TURNER ENGINEERING CO., DATED JULY 19, 1963, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF ELM HILL PIKE, 874.83 FEET EAST FROM THE CENTER LINE OF SPENCE LANE, 430.55 FEET EAST OF THE SOUTHEAST CORNER OF A 4 ACRE TRACT CONVEYED TO FRANCIS & LUSKY CO., INC., BY DEED OF RECORD IN BOOK 3572, PAGE 393, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE MARGIN OF ELM HILL PIKE SOUTH 85° 32' WEST 209.5 FEET; THENCE NORTH 2° 56' EAST 418.57 FEET TO A POINT; THENCE NORTH 85° 19' EAST 209.5 FEET TO AN IRON PIN; THENCE SOUTH 2° 56' WEST 419.36 FEET TO A POINT IN THE NORTH MARGIN OF ELM HILL PIKE, THE POINT OF BEGINNING, CONTAINING 2.0 ACRES, MORE OR LESS.

TRACT NO. II:

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE SOUTHERLY PART OF LOT NO. 7 OF THE WM. G. M. CAMPBELL LANDS, AS OF RECORD IN BOOK 843, PAGE 30, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH MARGIN OF ELM HILL PIKE AT AN IRON PIN BEING THE SOUTHEAST CORNER OF A 2 ACRE TRACT CONVEYED TO AUSTIN L. LUCKETT AND WIFE, LORETTA B. LUCKETT, BY DEED FROM CHECK PRINTERS, INC., AS OF RECORD IN BOOK 3838, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THEIR EAST LINE, NORTH 2° 56' EAST 419.36 FEET TO AN IRON PIN; THENCE LEAVING THEIR NORTHEAST CORNER, NORTH 85° 19' EAST 20 FEET TO A POINT; THENCE SOUTH 2° 56' WEST 419.36 FEET TO THE NORTH MARGIN OF ELM HILL PIKE; THENCE WITH SAID PIKE, SOUTH 85° 32' WEST 20 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

A TRACT OF LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING NORTH MARGIN OF ELM HILL PIKE, SAID POINT BEING THE COMMON CORNER BETWEEN CHECK PRINTERS, INC. AND AUSTIN L. LUCKETT AND WIFE, LORETTA B. LUCKETT; THENCE WITH THE COMMON LINE BETWEEN CHECK PRINTERS, INC. AND AUSTIN L. LUCKETT, NORTH 2° 42' EAST 20 FEET TO A POINT IN THE NEW RELOCATED NORTHERLY MARGIN OF ELM HILL PIKE; THENCE WITH THE NEW

RELOCATED NORTH MARGIN OF ELM HILL PIKE, NORTH 86° 07' EAST 229.0 FEET TO A POINT IN THE COMMON LINE BETWEEN AUSTIN REALTY COMPANY, AND JOHN P. BALTZ, DECEASED; THENCE WITH SAID COMMON LINE SOUTH 2° 42' WEST 16 FEET TO A POINT IN THE EXISTING-NORTH MARGIN OF ELM HILL PIKE; THENCE WITH SAID NORTH MARGIN, SOUTH 85° 18' WEST 229.5 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4120 SQUARE FEET, MORE OR LESS.

PARCEL B:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY BARGE, WAGGONER, SUMNER AND CANNON, ENGINEERS, DATED OCTOBER 17, 1972, AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH MARGIN OF ELM HILL PIKE, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO A AUSTIN L. LUCKETT, ET UX, BY DEED OF RECORD IN BOOK 3961, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THEIR EASTERLY LINE NORTH 02° 56' EAST 401.44 FEET TO AN IRON PIN; THENCE SOUTH 85° 19' WEST 20 FEET TO AN IRON PIN; THENCE NORTH 03° 04' EAST 178.70 FEET TO AN IRON PIN; THENCE NORTH 85° 32' EAST 61.55 FEET TO AN IRON PIN; THENCE SOUTH 02° 56' WEST 580 FEET TO AN IRON PIN IN THE NORTH MARGIN OF ELM HILL PIKE; THENCE ALONG SAID PIKE SOUTH 85° 32' WEST 42.00 FEET TO THE POINT OF BEGINNING, CONTAINING .64 ACRE MORE OR LESS.

THIS PROPERTY IS FURTHER DESCRIBED AS:

A TRACT OF LAND LOCATED IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LOCATED AT 1504 ELM HILL PIKE AND BEING PARCEL 12.3 ON METRO PROPERTY MAP 106, SAID TRACT OF RECORD IN BOOK 5962, PAGE 523 & BOOK 9942, PAGE 913 R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY OF ELM HILL PIKE, SAID MONUMENT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF WRIGHT INDUSTRIES, INC. PROPERTY AND PROCEEDING AS FOLLOWS;

1. WITH THE NORTH RIGHT-OF-WAY OF ELM HILL PIKE SOUTH 85 DEG. 32' WEST A DISTANCE OF 271.45' TO AN OLD IRON PIN AT THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE B & W INVESTORS PROPERTY, THENCE,

2. WITH THE COMMON LINE OF THIS TRACT AND B & W INVESTORS PROPERTY NORTH 2 DEG. 56' EAST A DISTANCE OF 400.38' TO AN OLD IRON PIN IN THE SOUTH LINE OF METRO GOVERNMENT PROPERTY (MARGARET ALLEN SCHOOL), SAID PIN BEING THE NORTHWEST CORNER OF THIS PROPERTY AND THE NORTHEAST CORNER OF B & W INVESTORS PROPERTY, THENCE,

3. WITH THE SOUTH LINE OF METRO GOVERNMENT PROPERTY NORTH 85 DEG. 19' EAST A DISTANCE OF 209.55' TO AN OLD IRON PIN, SAID PIN BEING IN THE SOUTHEAST CORNER OF METRO GOVERNMENT PROPERTY THENCE,

4. WITH THE EAST LINE OF METRO GOVERNMENT PROPERTY NORTH 3 DEG. 03' 41" EAST A DISTANCE OF 178.60' TO AN OLD IRON PIN IN THE WEST LINE OF WRIGHT INDUSTRIES, INC. PROPERTY, SAID PIN BEING THE NORTHWEST CORNER OF THIS PROPERTY; THENCE,

5. WITH THE COMMON LINE OF THIS PROPERTY AND WRIGHT INDUSTRIES, INC. PROPERTY NORTH 85 DEG. 29' 56" EAST A DISTANCE OF 61.60' TO AN OLD IRON PIN, SAID PIN AT THE NORTHEAST CORNER OF THIS PROPERTY AND A COMMON CORNER OF WRIGHT INDUSTRIES, INC. PROPERTY; THENCE,

6. WITH THE COMMON LINE OF THIS PROPERTY AND WRIGHT INDUSTRIES, INC. PROPERTY SOUTH 2 DEG. 56' WEST A DISTANCE OF 580.0' TO THE POINT OF BEGINNING CONTAINING 2.73 ACRES AS PER SURVEY BY TURNER ENGINEERING COMPANY, DATED 11/19/97 AND BEING JOB NO. 44-63.

BEING THE SAME PROPERTY CONVEYED TO DAVID C. HEDGES AND TERRI L. HEDGES, AS TENANTS BY THE ENTIRETY, BY DEED FROM GREYLAND HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201211260108456, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Matt Foster, 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.

Matt Foster
Signature

State of Tennessee

County of Davidson

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

Jodean M. King
Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

