This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 597939 DEEDWARRSP
03/23/2021 11:36:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210323-0038157

CORRECTIVE SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Carney Realty Company, LLC **1499 County Hospital Road** **Nashville, Tennessee 37218**	**(Same)**	**Part of: 080-00-0-076.00**

STATE OF ~~TENNESSEE~~ FLORIDA)
)
COUNTY OF SARASOTA)

WHEREAS, **Future-Hill Investments, LLC, a Tennessee limited liability company** (the "Grantor"), previously executed a Special Warranty Deed conveying the real property described herein to "Carney Realty Investments, LLC, Tennessee limited liability company" which deed is recorded as Instrument Number 20201113-0134423 in the Register's Office for Davidson County, Tennessee;

WHEREAS, there is an inadvertent error in the name of the Grantee in the aforementioned deed and the correct name of the grantee should be **Carney Realty Company, LLC, a Tennessee limited liability company**;

WHEREAS, "Carney Realty Investments, LLC, a Tennessee limited liability company" is not now nor has it ever been an existing limited liability company in the State of Tennessee;

WHEREAS, Grantor desires to execute and deliver this Corrective Special Warranty Deed to correct the name of the Grantee in the aforementioned deed of record;

NOW THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Carney Realty Company, LLC, a Tennessee limited liability company** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is unimproved property commonly known as: **0 County Hospital Road, Nashville, Tennessee 37218.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated

herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and his/her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Corrective Special Warranty Deed is executed by the Grantor as of the 12th day of March 2021.

GRANTOR:

Future-Hill Investments, LLC, a Tennessee limited liability company

By: Van E. Hill
Van E. Hill
Its: President

STATE OF FLORIDA)
)
COUNTY OF Sarasota)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Van E. Hill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **President** of **Future-Hill Investments, LLC, a Tennessee limited liability company**, the within named bargainor, and that such he as such **President**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its **President**.

Witness my hand and seal, at office this 12th day of March 2021.

Janet Jo. Passwater
Notary Public

My commission expires: 7-28-2021

JANET JO PASSWATER
MY COMMISSION # GG 104739
EXPIRES: July 28, 2021
Bonded Thru Notary Public Underwriters

AFFIDAVIT OF CONSIDERATION

STATE OF FLORIDA)
)
COUNTY OF Sarasota)

This deed is given to correct a typographical error in the name of the grantee in a prior recorded deed. The transfer taxes for this conveyance were previously paid with the deed recorded as Instrument Number 20201113-0134423 in the Register's Office for Davidson County, Tennessee.

Affiant

Sworn to and subscribed before me on
this 24th day of March 2021.

Notary Public
My Commission Expires: 7/29/2021

JANET JO PASSWATER
MY COMMISSION # GG 104739
EXPIRES: July 29, 2021
Bonded Thru Notary Public Underwriters

EXHIBIT A

[*Property Legal Description*]

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Commencing at an existing concrete monument on the southerly line of the property conveyed to Wildflower Partners, LLC (Tract 1) of record in Instrument Number 20190506-0042276 at a corner common with the property conveyed to The Metro Government of Nashville and Davidson County, Tennessee;

Thence with the westerly line of said Metro Government, South 49 deg 30 min 17 sec East, 179.81 feet to an existing iron rod at a corner common with the property conveyed to Carney Realty Company, LLC of record in Instrument Number 20190108-0001812, said iron rod being the true point of beginning for this tract;

Thence continuing with the westerly line of Metro Government, South 49 deg 31 min 12 sec East, 502.94 feet to a corner common with the property conveyed to VEH, LLC of record in 20110630-0049981;

Thence with the northerly line of VEH, LLC, South 40 deg 28 min 03 sec West, 249.93 feet total, passing an iron rod at 24.81 feet;

Thence through the property conveyed to Future-Hill Investments, LLC of record in Instrument 20150331-0027893 for the following calls: North 49 deg 31 min 51 sec West, 453.87, South 40 deg 30 min 33 sec West, 606.31 feet to the easterly right-of-way line of Nashville and Western Railroad, 100 feet in width;

Thence with the easterly right-of-way line of Nashville and Western Railroad, North 45 deg 00 min 25 sec West, 49.40 feet to a corner common with the property conveyed to Carney Realty Company, LLC of record in Instrument Number 20190108-0001812;

Thence with the southerly line of Carney Realty Company, North 40 deg 30 min 33 sec East, 852.44 feet to the point of beginning; containing 155,511 square feet or 3.570 acres more or less.

TOGETHER WITH easement rights as set forth in the Declaration of Easements of record in Instrument No. 20030822-0122410, said Register's Office.

TOGETHER WITH easement rights as set forth in the Access and Utility Easement Agreement of record in Instrument No. 20190108-0001813, said Register's Office.

Being part of the same property conveyed to WAREHOUSING AND FULFILLMENT SPECIALISTS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY by deed from BORDEAUX WAREHOUSE ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, of record as Instrument No. 20030822-0122413, dated August 19, 2003, said Register's Office. WAREHOUSING AND FULFILLMENT SPECIALISTS, LLC, further conveyed said property to FUTURE-HILL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, by Quitclaim Deed of record as Instrument No. 20150331-0027893, dated December 13, 2013, said Register's Office.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for 2020 and subsequent years.
2. Easement(s) of record in Book 8119, page 89, said Register's Office.
3. Declaration of Easement(s) of record as Instrument No. 20030822-0122410, said Register's Office.
4. Access and Utility Easement Agreement of record as Instrument No. 20190108-0001813, said Register's Office.

- End of Exhibit -

TRUE COPY CERTIFICATION

I, **G. Miller Hogan II**, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim Hurst, a Notary Public in and for said County and State G. Miller Hogan II, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August 2020.

Notary Public

My commission expires: 5/2/22

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022