Karen Johnson Davidson County
Batch# 611021 DEEDWARRSP
04/08/2021 02:07:30 PM 6 pgs
Fees: $33.00 Taxes: $3,700.00
20210408-0047104

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.:**
CHANA LLC 865 Tyree Access Road Lebanon, Tennessee 37087	SAME	072-06-0-276.00

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 **CHANA 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 3012 Gallatin Pike in Nashville, Davidson County, Tennessee 37216.

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*]

7 IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the day of April, 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.

6th WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this day of April, 2021.

_____
Notary Public

My Commission Expires: 3/7/23

JEANNETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4826-1028-1187

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me this 8th day of April, 2021.

Notary Public

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

4826-1028-1187

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 11, 12 and 13, as shown on the map entitled Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Book 332, page 44, 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 deed from MRS. PEARL M. MOREHEAD, A WIDOW, of record in Book 967, page 108, dated January 26, 1935, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED THEREFROM is that part of Lot No. 13 conveyed by H. G. Hill Realty Company to John B. Comer and wife, Lillian C. Comer by deed of record in Book 2739, page 62, said Register's Office.

4826-1028-1187

EXHIBIT B

1) General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 072-06-0-276.00, a lien, not yet due and payable.

2) Matters shown on the Plan of record in Book 332, page 44, Register's Office for Davidson County, Tennessee.

3) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20100929-0077465, said Register's Office.

4) Agreement for the Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded as Instrument No. 20100929-0077473, said Register's Office.

5) All matters shown on the plat of survey by J. Bruce Rainey, Tenn. RLS No. 823, with Bruce Rainey and Associates, dated March 22, 2021, and designated as Job No. 210044.

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

True Copy Certification

I, Brandy Gomaz, 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

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

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

