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Karen Johnson Davidson County
Batch# 635101 DEEDWARRSP
05/13/2021 09:54:54 AM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20210513-0064587

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Subscribed and sworn to before me, this the 7TH day of May, 2021.

Notary Public

My commission expires: 4/1/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
SH Properties LLC 1100 Donelson Avenue Old Hickory, TN 37138	New Owner	04411020200

FOR AND IN CONSIDERATION of the above referenced amount, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, 1100 OLD HICKORY LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto SH PROPERTIES LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 1100 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 7th day of May, 2021.

GRANTOR:

1100 OLD HICKORY LLC
a Tennessee limited liability company

By: _____

Name: Tyler Cauble

Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Tyler Cauble**, 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 **Manager** of **1100 Old Hickory LLC**, the within named bargainor, a **Tennessee limited liability company**, and that as such **Manager** of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as **Tyler Cauble, Manager** of 1100 Old Hickory LLC.

Witness my hand and seal, at office in **Nashville**, Tennessee, this the 7th day of May, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 4/1/24

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Exhibit A

Legal Description

Land in the 4th Civil District of Davidson County, Tennessee, being shown on the plan of Section "G" Village of Old Hickory, as of record in Book 1835, page 88, Register's Office for said County, described according to a survey revised March 1, 1966, as follows:

Beginning on the Northerly margin of Donelson Street, said point being North 89° 13' 00" West, 568.50 feet from the Northwest intersection of Donelson Street and Hadley Avenue; thence North 00° 47' 00" East, 1818.23 feet; thence North 35° 33' 00" West, 53.80 feet to the beginning of a curve; thence around said curve having a radius of 25 feet Northwesterly 39.30 feet; thence South 54° 27' 00" West 115 feet to the beginning of a curve; thence around said curve having a radius of 10 feet Southwesterly 15.7 feet to the Easterly margin of Old Hickory Boulevard; thence South 35° 33' 00" East, 145.50 feet to the beginning of a curve; thence around said curve having a radius of 75 feet Southeasterly, 70.2 feet to the Northerly margin of Donelson Street; thence with the same South 89°, 13 feet to the beginning.

Being the same property conveyed to 1100 Old Hickory LLC, a Tennessee limited liability company, by deed from Thomas L. Anderson, dated January 23, 2019, of record in Instrument No. 20190130-0009101, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021 and all subsequent years.

2. Matters shown on the Plan of record in Book 1835, page 88, as amended by Abandonment of Easement of record in Instrument No. 20000810-0079225.

3. Conditions and easements contained in instrument of record in Instrument No. 20010108-0002391, Register's Office for Davidson County, Tennessee.

4. Subject to rights of tenants under recorded or unrecorded leases.