Karen Johnson Davidson County
Batch# 636809 DEEDWARRSP
05/14/2021 02:09:30 PM 5 pgs
Fees: $28.00 Taxes: $5,883.00
20210514-0065524

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Family Trust u/w Robert E. Harwell #II F/B/O Coleman A. Harwell, II c/o Argent Trust Company 3102 West End Ave Suite 775 Nashville, TN 37203	Map/Parcel 117140144.01	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JTT) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **REH Investments, LLC**, A Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Family Trust u/w Robert E. Harwell #II F/B/O Coleman A. Harwell, II** (the "Grantee"), Grantee's successors and assigns, its one-third (1/3) tenant-in-common interest in and to certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,590,000.00.

Affiant

Subscribed and sworn to before me this 5th day of May, 2021.

MY LADY HEUGA
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Notary Public

My Commission Expires: 7-3-2023

4836-3811-7352.1

This conveyance of the Property is made subject to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property located at 2031 Richard Jones Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the estate, title, interests, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's successors and assigns in said one-third (1/3) tenant-in-common interest, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property; that Grantor has a good right to convey the Property, and that Grantor covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 5 day of May, 2021.

GRANTOR:

REH Investments, LLC

By: _____
Thomas C. Harwell
Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Thomas C. Harwell, 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 Chief Manager of REH Investments, LLC, the within named bargainor, a limited liability company, and that he, as such Chief Manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and seal this 5th day of May, 2021.

MILADY HEUGAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

_____
Notary Public

My Commission Expires:
7-3-2023

4836-3811-7352.1

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Being a 33.33% undivided interest in a tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 in the Subdivision of Lot No. 2 of the Andrew Castleman Lands among the heirs of Phoebe Nicholson, as of record in Minute Book "J", page 293, County Court for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, October 16, 1961, as follows:

Beginning on the southerly margin of Richard Jones Road at the northwest corner of the property conveyed to City of Nashville, by deed from R. C. Matthews, Contractor, Inc., et al, of record in Book 3341, page 253, said Register's Office; thence with the western boundary line of the City of Nashville Property; South 1° 07' West 209.92 feet to the said City of Nashville's southwest corner; thence North 78° 30' West 101.67 feet; thence North 1° 07' East 191.6 feet to the southerly margin of Richard Jones Road; thence with the same, South 88° 53' East, 100 feet to the beginning, containing 0.46 acres, more or less.

Being the same property conveyed to REH Investments, LLC, a Tennessee limited liability company, as to an undivided 20.1611% interest, by Deed of record in Instrument No. 20160627-0065454, AND as to an undivided 13.1722% interest, by Deed of record in Instrument No. 20170201-0010997, both in Register's Office for Davidson County, Tennessee. For further references see Instrument No. 20160628-0065599, Instrument No. 20040922-0113890, and Book 11527, Page 119, Register Office for Davidson County, Tennessee.

AND Being the same property conveyed to Jonathan McKelvey Harwell, as to an undivided 13.1772% interest, by Deed of record in Book 11527, Page 119, in the Register's Office for Davidson County, Tennessee.

AND Being the same property conveyed to Coleman Harwell, as to an undivided 13.1772% interest, by Deed of record in Book 11527, Page 119, in the Register's Office for Davidson County, Tennessee.

AND being the same property conveyed to Jonathan M. Harwell & Cumberland Trust Company, Co-Trustees of the Separate Share Trust for the benefit of Jonathan M. Harwell, as to an undivided 20.1611% interest, by Deed of record in Instrument No. 20040922-0113891, in the Register's Office for Davidson County, Tennessee. For further reference see Book 11527, Page 119, in the Register Office for Davidson County, Tennessee.

AND being the same property conveyed to Kirk LeMoyne Billings Harwell and Independence Trust Company, Co-trustees of the Trust under the Will of Jane McKelvey Harwell Clements for the benefit of Coleman A. Harwell II, as to an undivided 20.1611% interest, by Deed of record in Instrument No. 20130305-0021772, in the Register's Office for Davidson County, Tennessee. For further reference see Instrument No. 20040922-0113892 and Book 11527, Page 119, in the Register Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

Said Property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Taxes for the year 2021, a lien, now due and payable.

2. Easement for party walls and interests of adjoining landowners in appurtenant improvements.

3. Rights or claims of parties in possession not shown by the public records.

4. All matters shown on plat of the Subdivision of Lot No. 2 of Andrew Castleman Lands as of record in Minute Book J, Page 293, County Court by Z.J. Wilkinson, Surveyor, October 16, 1961. (no copy available).

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130701-0067373, in the Register's Office for Davidson County, Tennessee.

6. Rights of tenants, as tenants only, under recorded or unrecorded leases, including without limitation, the terms and conditions of the Lease between Kirk Lemoyne Billings Harwell and Independence Trust Company, as Co-Trustees of the Trust under the Will of Jane McKelvey Harwell Clements for the Benefit of Coleman A. Harwell, II, Cumberland Trust Company and Jonathan M. Harwell, as Co-Trustees of the Separate Share Trust for the Benefit of Jonathan M. Harwell and his issue, and Regions Bank and Robert E. Harwell, Jr., as Co-Trustees of the Separate Share Trust for the Benefit of Robert E. Harwell, Jr. and his issue, and Coleman A. Harwell II, Jonathan M. Harwell, and Robert E. Harwell, Jr. (collectively as Landlord) and Bank of America, National Association (as Tenant), as documented by the Memorandum of Lease of record in Instrument No. 20130719-0075119, in the Register's Office for Davidson County, Tennessee.

7. 12. Possible conflict with common boundary line shared with property to the West as shown on plat of record in Instrument No. 20140826-0077516, in the Register's Office for Davidson County, Tennessee.

8. Easements, or claims of easements, not shown by the public records.

9. Any and all matters that would be disclosed by an accurate and complete land survey of the Property.

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

202105140065524