WARRANTY DEED

Karen Johnson Davidson County
Batch# 655609 **DEEDWARR**
06/11/2021 03:41:53 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20210611-0079344

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,400,000.00.

Affiant

Subscribed and sworn to before me this 11th day of June, 2021.

NOTARY PUBLIC

My commission expires: 9-13-2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34689

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SHM Holdings, LLC 3212 West End Avenue, Suite 403 Nashville, TN 37203	NEW OWNER	092-15-0-080.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jack L. Gaw**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SHM Holdings, LLC, a Tennessee limited liability company,** hereinafter called **"GRANTEE"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being part of Lot No. 154 on the plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Beginning at the northeast corner of 20th Avenue North and Hayes Street, then with said street, eastwardly 50 feet; thence northeasterly at right angles and parallel to 20th Avenue North, 175 feet to the southerly margin of an alley; thence with said alley, westwardly 50 feet to the easterly margin of 20th Avenue North; thence with said avenue, southwardly 175 feet to the beginning.
>
> Being the same property conveyed to Jack L. Gaw, single, by Quitclaim Deed from Patricia S. Shields, a single woman, of record on January 30, 1995 in Book 9581, page 667, Register's Office for Davidson County, Tennessee.

Subject property has been used for commercial purposes, and is not now, nor has it ever been used as the principal residence of the Grantor herein.

The conveyance of the above-described parcel of land is subject to the following: (i) 2021 Davidson County property taxes have not been prorated by the parties and are assumed by the Grantee; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

This property is also known as **improved** property located at 1926 Hayes Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 11TH day of June, 2021.

Jack L. Gaw

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Jack L. Gaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 11, 2021.

NOTARY PUBLIC

My Commission Expires: 5/2/2022

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY