(1)

Karen Johnson Davidson County
Batch# 721142 DEEDWARRSP
09/22/2021 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20210922-0127044

#1397990

This instrument prepared by: Hugh W. Entrekin ; Suite 300; 4235 Hillsboro Pike ; Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $415,000.00.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 2-01-22.

KIMBERLY D. HICKS WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
HVH Selma, LLC	SAME	084 15 0 011.01
P.O. Box 314		
Thompsons Station, TN 37179		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hugh W. Entrekin, Trustee,** with full power to sell, convey, transfer, mortgage, and encumber without the necessity of the joinder of any beneficiary, ("Grantor") does hereby bargain, sell, transfer and convey unto **HVH Selma, LLC, a Tennessee limited liability company**, ("Grantee") its successors and assigns, all his right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

LAND in Davidson County, Tennessee, Being parts of Lots Numbers 27 and 28 on the Map of Bainbridge and Satterfield's Subdivision of part of the Nichol Place on Lebanon Pike as of record in Book 421, page 132, Register's Office for Davidson County, Tennessee, being tracts numbers 3, 4, 5 and 6 on the Plan of Castlewood Estates Addition, not of record as shown on a survey made by Hickerson and Hickerson Engineers, and described according to said survey as follows:

BEGINNING at an iron pin on the Northerly margin of Selma Avenue 120.1 feet east of the

Southeast corner of Tract No. 1 on said survey conveyed to B. N. Oakley and wife, by deed from Glenda R. Reed, or record in Book 3284, page 15, said Register's Office, and as corrected in Book 3466, page 170, said Register's Office, being the corner of said Tracts Nos. 2 and 3; thence with the Northerly margin of said Avenue South 83 degrees East 144.2 feet and continuing with said Avenue in a Southeasterly and Northeasterly direction 470.2 feet to an iron pin at the Southwest corner of said Tract No. 6; thence North 9 degrees 30 minutes East 300 feet to a concrete monument; thence North 81 degrees 30 minutes West 578.6 feet to the corner of said Tracts Nos. 2 and 3 South 8 degrees West 374 feet to the point of beginning.

BEING the same property conveyed to Hugh W. Entrekin, Trustee with full power to sell, convey, transfer, mortgage, and encumber without the necessity of the joinder of any beneficiary by deed from Gaius Hills of record in Book 8163, Page 831, Register's Office for Davidson County,
Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **HVH Selma, LLC**, its successors and assigns, forever.

AND **Hugh W. Entrekin, Trustee** does covenant with the said **HVH Selma, LLC**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current years' taxes which are being prorated and will be paid by Grantee.

AND **Hugh W. Entrekin, Trustee**, does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said **HVH Selma, LLC,** its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

This is unimproved property known as 0 Selma Ave, Nashville, TN 37214

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 16th day of September, 2021.

HWE Trustee

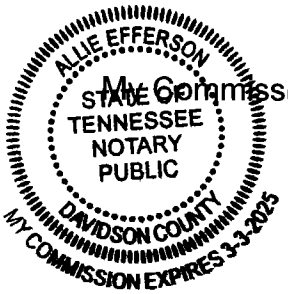
Hugh W. Entrekin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared **Hugh W. Entrekin, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, the 16th day of September, 2021.

Allie Efferson
Notary Public



My Commission Expires: 3.3.25.

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/16/2021.

Kimberly D Hicks
Affiant
Date: 9/20/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of September, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON