Karen Johnson Davidson County
Batch# 731795 DEEDWARRSP
10/08/2021 09:56:51 AM 7 pgs
Fees: $38.00 Taxes: $15,725.00
20211008-0135400

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $4,250,000. Affiant Subscribed and sworn to before me, this the 4th day of October, 2021. Notary Public My Commission Expires: 5/5/25

CHRIS RAYBECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1000, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Mainland Acklen, LLC 118 16th Avenue South, Suite 230 Nashville, TN 37203	10412003400	Same as New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karee L. Hamilton Hays, William Grayson Hamilton, and Patricia F. Hamilton Beverstein** (collectively, the "Grantor"), have this day bargained and sold, and by these presents do hereby transfer and convey unto **Mainland Acklen, LLC, a Tennessee limited liability company** (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other

rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "Property").

The Property is improved property known as 1906, 1908 and 1910 Acklen Avenue, Nashville, Davidson County, Tennessee 37212.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor further covenants and binds Grantor and its successors and assigns to warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[*signature pages follow*]

[Signature pages to Special Warranty Deed]

WITNESS this the 6th day of October, 2021.

GRANTOR:

By: _____
Patricia F. Hamilton Beverstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charles Palmer Pillans IV, a Notary Public of said County and State, personally appeared Patricia F. Hamilton Beverstein, 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 within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

WITNESS my hand and seal at office this 5th day of October, 2021.

_____
NOTARY PUBLIC

My Commission Expires: May 5, 2025

CHARLES PALMER PILLANS, IV
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 5, 2025
DAVIDSON COUNTY

[Signature pages to Special Warranty Deed]

WITNESS this the 6th day of October, 2021.

GRANTOR:

By: _____
Karee L. Hamilton Hays

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charles Palmer Pillans IV, a Notary Public of said County and State, personally appeared Karee L. Hamilton Hays, 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 within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

WITNESS my hand and seal at office this ~~6th~~ 5th day of October, 2021.

_____
NOTARY PUBLIC

My Commission Expires: May 5, 2025

CHARLES PALMER PILLANS, IV
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 5, 2025
DAVIDSON COUNTY

[Signature pages to Special Warranty Deed]

WITNESS this the 6th day of October, 2021.

GRANTOR:

By: William D. Hamilton
William Grayson Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charles Palmer Pillans IV, a Notary Public of said County and State, personally appeared William Grayson Hamilton, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

WITNESS my hand and seal at office this 5th day of October, 2021.

Charles Palmer Pillans IV
NOTARY PUBLIC

My Commission Expires: May 5, 2021

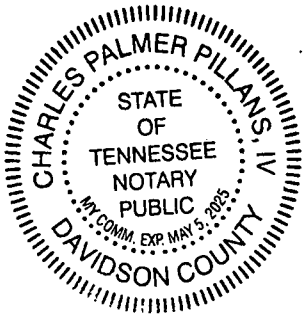


EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being the Easterly 1/2 of Lot No. 24, and the westerly 1/2 of Lot No. 23, on the Plan of Christopher and Kirkman's Belmont Park Addition, as shown on plat of record in Plat Book 57, Page 158, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William McWherter Hamilton and wife, Trish R. Hamilton by Installment deed from David G. Toma and wife, Harriet P. Toma of record in Book 5074, page 176, Register's Office for Davidson County, Tennessee, dated October 1, 1976 and recorded on October 1, 1976.

Being the same property conveyed to William M. Hamilton and wife, Patricia F. Hamilton by Warranty deed from Bond Industries, Inc. of record in Book 5520, page 568, Register's Office for Davidson County, Tennessee, dated October 2, 1979 and recorded on October 26, 1979. William M. Hamilton, also known as William McWherter Hamilton, died on April 22, 1991, leaving Patricia F. Hamilton as the surviving tenant by the entirety.

Being the same property conveyed to Karee L. Hamilton and William Grayson Hamilton by Quitclaim deed from Patricia F. Hamilton, life estate reserved of record in Book 8577, page 749, Register's Office for Davidson County, Tennessee, dated March 18, 1992 and recorded on March 18, 1992.

EXHIBIT A

PERMITTED EXCEPTIONS

1. Real Property Taxes for the years subsequent to 2021, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 158, Register's Office for Davidson County, Tennessee.
3. Matters shown on the Survey of L. Brandon Lambert, TN Registered Surveyor No. 2828, dated July 13, 2021 including, but not limited to, the following items:
   (a) Gravel Parking Area encroaches on neighbor's property located to the east of the subject property.
   (b) Brick Driveway encroaches on neighbor's property located to the east of the subject property.