Karen Johnson Davidson County
Batch# 752390 DEEDWARRSP
11/10/2021 09:33:30 AM 7 pgs
Fees: $38.00 Taxes: $28,860.00
20211110-0150027

THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL NO.:**
H.G. Hill Realty Company, LLC 3011 Armory Oaks Drive Suite 130 Nashville, Tennessee 37204	SAME	117-14-0-124.00 117-14-0-123.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BANDYWOOD BOYS, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located at 2225 Bandywood Drive and 2227 Bandywood Drive in Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular 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, Grantor has executed this instrument to be effective as of the 4 day of November, 2021.

BANDYWOOD BOYS, LLC,
a Tennessee limited liability company

By: Matthew Mondelli
Name: Matt Mondelli
Title: _____

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Matt Mondelli, 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 Member of **BANDYWOOD BOYS, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Member.

WITNESS my hand and official seal at Nashville, Davidson County, TN, this 4 day of November, 2021.

Notary Public

My Commission Expires: 11/06/24

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

4878-9696-4353

[Signature Page to Special Warranty Deed]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,800,000.00.

Affiant

Subscribed and sworn to before me this 4th day of November, 2021.

Notary Public

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

4878-9696-4353

EXHIBIT A

Tract I

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 43 of the Map of Part 2, Geo. Water's Subdivision, as of record in Plat Book 1130, Page 68, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the southerly right-of-way line of Bandywood Drive, 50 feet in width, at a corner common with Lot 44 of the Map of Part 2, Geo. Water's Subdivision, also being the property of Mary Sanders Gaston, Trustee, as of record as Instrument Number 20040108-0003196, at the Registers Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Bandywood Drive, South 88 deg. 00 min. 00 sec. East, 60.00 feet to an existing iron rod, at a corner common with Lot 42 of the Map of Part 2, Geo. Water's Subdivision, also being the property of Doreen W. Whalley, as of record as Instrument Number 20021112-0139978, at the Registers Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Bandywood Drive, with the westerly property line of said Lot 42, South 02 deg. 22 min. 02 sec. West, 200.00 feet to an existing iron rod, at a corner common with the property of Hill Center at Green Hills, LLC, as of record as Instrument Number 20041006-0120799, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of HG. Hill Realty. Co., North 88 deg. 00 min. 00 sec. West, 60.00 feet to an existing iron rod, at a corner common with the property of Mary Sanders Gaston, Trustee;

Thence with the easterly property line of Mary Sanders Gaston, Trustee, North 02 deg. 22 min. 02 sec. East, 200.00 feet to the Point of Beginning. Containing 12,000 square feet or 0.276 acres more or less.

Being the same property conveyed to BANDYWOOD BOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 2225 BANDYWOOD DRIVE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20170801-0078126, dated August 1, 2017, said Register's Office.

Tract II

Land in the 7th Civil District of Davidson County, Tennessee, being the north 200 feet of Lot No. 44 on the Map of Part 2, of George Waters Subdivision, of record in Book 1130, page 68, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 60 feet on the north side of Bandywood Road, and runs back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to BANDYWOOD BOYS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BLYTHE BOND SANDERS, JR., SUCCESSOR

TRUSTEE OF THE GASTON TRUST, DATED DECEMBER 17, 2003, MARY SANDERS GASTON TRUSTOR AND/OR TRUSTEE of record as Instrument No. 20180601-0052226, dated May 30, 2018, said Register's Office.

EXHIBIT B

1) General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 117-14-0-124.00 and Map-Par. 117-14-0-123.00, each a lien, not yet due and payable.

2) The following matters shown on the Plan of record in Plat Book 1130, page 68, Register's Office for Davidson County, Tennessee:

   a) sixty foot (60') building line; ten foot (10') easement for public utilities

3) The following matters shown on the ALTA/NSPS Land Title Survey prepared by Michael H. Charette, R.L.S. # 2048, dated October 11, 2021, last revised November 1, 2021, and designated as Job No. 21105 MHC:

   a) Easements and rights of way evidenced by overhead utility, storm sewer/culvert, water valve, water meter, light pole, catch basin, transformer

   b) Billboard

4) Memorandum of Lease Agreement dated September 5, 2008 to The Lamar Companies, as Lessee, recorded in Instrument No. 20081126-00115897, said Register's Office.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am the 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 passed July 1, 2021.

11/4/2021
Date

Affiant Signature

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of November 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/2/2023
Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023