Karen Johnson Davidson County
Batch# 781373 DEEDWARRSP
12/29/2021 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $20,812.50
20211229-0171147

1st

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1705 Hayes Street, LLC 209 29th Avenue North, Suite 150 Nashville, Tennessee 37203 Attn: Jim Jacobs	Map/Parcel No. 092-12-0-464.00	Same as new owner.
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, 1705 HAYES STREET, LIMITED, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to 1705 HAYES STREET, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is unimproved property located at 1705 Hayes Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $5,625,000.00.

Fidelity National Title Ins. Co.
By: [signature]
Affiant

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Subscribed and sworn to before me this 20 day of December, 2021.

[signature]
Notary Public
My Commission Expires: 08-24-2024

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 20 day of December, 2021.

GRANTOR:

1705 HAYES STREET, LIMITED,
a Tennessee limited partnership

By: Freeman Webb Investments, Inc., its General Partner

By: _____
William H. Freeman, its President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Paulette N. Wassel the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William H. Freeman, 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 President of Freeman Webb Investments, LLC, the General Partner of 1705 Hayes Street, Limited, a Tennessee limited partnership, the within named bargainor, and that he as such President of the General Partner of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership, by himself in his capacity as the President of its General Partner.

Witness my hand seal at office this 17th day of December, 2021.

_____
Notary Public

My Commission Expires: 3-6-2024

PAULETTE N. WASSEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, described as follows. to-wit:

Being Lot Nos. 70 and 71 and the easterly 25 feet of Lot 72, Boyd's Home Tract in West Nashville, a plan of which is of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 70 and 71 and the easterly 25 feet of Lot 72 together front 125 feet on the south side of Hayes Street and extend back southwardly between parallel lines 180 feet to an alley.

Being the same property conveyed to 1705 Hayes Street, Limited, a Tennessee limited partnership, by deed of record in Book 6848, Page 738, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2022, and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or 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 on 12-20-2021.

Date

Affiant Signature

12-20-2021

Date

State of Tennessee

County of Williamson

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

Notary's Signature

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)