Karen Johnson Davidson County
Batch# 782386 DEEDWARRSP
12/30/2021 02:30:30 PM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20211230-0172008

THIS INSTRUMENT WAS PREPARED BY:
Kacy R. Joy
FROST BROWN TODD LLC
150 3rd Avenue South, Ste. 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
SHM Holdings, LLC 3212 West End Avenue, Suite 403, Nashville, TN 37203	New Owner	092-16-0-082.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PEGGY EASTER WHITFIELD AND ROBERT T. WHITFIELD** ("Grantors"), have this day bargained and sold, and by these presents do transfer and convey unto **SHM HOLDINGS, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is not the usual place of residence of either Grantor or a spouse thereof.

The Property is unimproved property located at 1922 Hayes Street, Nashville, Tennessee 37203.

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

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantors further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of the 23 day of December, 2021.

GRANTORS:

Peggy Easter Whitfield

Peggy Easter Whitfield

Robert T. Whitfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, PEGGY EASTER WHITFIELD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 23 day of December, 2021.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, ROBERT T. WHITFIELD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 23 day of December, 2021.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

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

TERESA KESSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Commission Exp 7/9/2022

EXHIBIT A

Land being located in Davidson County, Tennessee, being part of Lot No. 154 on the plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning on the northerly margin of Hayes Street at a point 100 feet east of the easterly margin of 20th Ave. North, said point being the southeast corner of the property conveyed to S.H. Nixon and wife, by deed from Alfred S. Price and wife, of record in Book 1314, page 209, said Register's Office; thence with the northerly margin of said Street eastwardly 50 feet to the southwest corner of the property conveyed to Frank J. Hostettler, et al., by deed from Catherine T. Lowery, et al., of record in Book 1133, page 645, said Register's Office; thence with said Hostettler's westerly line northwardly 175 feet, more or less, to the southerly margin of an alley; thence with said alley westwardly 50 feet to the northeast corner of said Nixon property; thence with the easterly line of same southwardly 175 feet more or less, to the beginning.

Being the same property conveyed to Robert S. Whitfield and wife, Peggy L. Whitfield, by deed from Lucy May Napier, Talatha H. Napier, Fran May Barber, Tommie Sue Darden and Billy T. Napier, being all the Heirs-at-Law of E. Y. Napier, of record in Book 5415, page 124, dated April 4, 1979, Register's Office for Davidson County, Tennessee. The said Robert S. Whitfield having since died on or about September 1, 1991, leaving Peggy L. Whitfield the surviving tenant by the entirety. The said Peggy L. Whitfield a/k/a Margaret L. Whitfield having since died testate on or about June 6, 2002 leaving said property to Peggy Easter Whitfield and Robert T. Whitfield pursuant to her will of record in Seventh Circuit Court of Davidson County, Tennessee, Docket No. 02P-1402.

EXHIBIT B

Permitted Exceptions

1. Matters shown on the Plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

2. Lease Agreement between Peggy Whitfield and Robert T. Whitfield, as Lessor, and J.H.S. Holdings L.L.C., a Tennessee limited liability company, as Lessee, dated November 1, 2009, as amended, and extended.

   Grantors hereby assign the Lease Agreement to Grantee and Grantee agrees to perform the covenants and provisions of the Lease Agreement from and after the date hereof.

True Copy Certification

I, Wesley D. Turner, 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 12-23-21.

Affiant Signature

Date: 12-23-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY