Karen Johnson Davidson County
Batch# 802389 DEEDWARRSP
02/09/2022 09:30:30 AM 5 pgs
Fees: $28.00 Taxes: $7,585.00
20220209-0014818

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212
615-712-6036

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Seven Seventeen, LLC Attn: Legina Chaudoin 3310 West End Ave., Suite 400 Nashville, TN 37203	New Owner	. 131-02-0-010.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TRI-CITY INVESTMENT, GP**, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **SEVEN SEVENTEEN, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 2nd day of February, 2022.

TRI-CITY INVESTMENT, GP, a Tennessee general partnership

By: _____
Joong Seo, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOONG SEO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the MANAGING PARTNER of TRI-CITY INVESTMENT, GP, the within-named bargainor, a Tennessee general partnership, and that he, as MANAGING PARTNER, executed the within instrument for the purposes therein contained on behalf of the partnership, by signing the name of the partnership by himself as MANAGING PARTNER.

Witness my hand and official seal at Nashville, this 2nd day of February, 2022.

_____
Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires:
5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $2,050,000.00.

_____
Affiant

Subscribed and sworn before me this 2nd day of February, 2022.

_____
Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires:
5/5/25

EXHIBIT "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, also being Lot 6 of Block "B" of Part of Hillsboro-Hobbs Road Subdivision, as of record in Plat Book 1130, page 80, at the Register's Office of Davidson County, Tennessee and being more particular described as follow:

Beginning at a pk nail set in the westerly right-of-way line of HIllsboro Circle, at a corner common with Lot 7 of Block "B" of Part of Hillsboro-Hobbs Road Subdivision, also being the property of John Romersa as of record in Instrument No. 20071009-0120286, at the Register's Office of Davidson County, Tennessee;

Thence with the westerly right-of-way line of Hillsboro Circle, S 14° 35' 41" W, 50.8 feet to an existing pk nail, at a corner common with Lot 5 of Block "B", Part of HIllsboro-Hobbs Road Subdivision, also being the property of Arc SBNVLTN003, LLC as of record in Instrument No. 20130419-0039382, at the Register's Office of Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Hillsboro Circle, with the northerly property line of said of Lot 6, N 76° 44' 06" W, 143.79 feet to an existing iron rod in the easterly property line of Hobbs House Apartments, as of record in Plat Book 5200, page 54, at the Register's Office of Davidson County, Tennessee;

Thence with the easterly property line of Hobbs House Apartments, N 14° 40' 45" E, 49.98 feet to a pk nail set, at the intersection with the property line of said Lot 7;

Thence with the southerly property line of said Lot 7, S 76° 46' 44" E, 143.72 feet to the point of beginning. Containing 7,190 square feet or 0.165 acres more or less. Being further described according to plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated January 2, 2019.

Being the same property conveyed to TRI-CITY INVESTMENT, GP, A TENNESSEE GENERAL PARTNERSHIP, by deeds from CAROL A. STEIN, of record as Instrument No. 20190212-0013037 and Instrument No. 20190212-0013038, dated February 8, 2019, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 131-02-0-010.00.

2. Matters shown on the Plan of record in Book 1130, page 80, said Register's Office.

3. Cross Easement Agreement of record in Instrument No. 20190129-0008541, said Register's Office.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 2/2/22 (date of document).

Affiant Signature

2/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

