Karen Johnson Davidson County
Batch# 908594 DEEDWARRSP
08/26/2022 10:51:20 AM 4 pgs
Fees: $23.00 Taxes: $14,800.00

20220826-0096501

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
17th Floor, 150 Third Avenue South
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00.

Jordan King
AFFIANT

Subscribed and sworn to before me, this 25th day of August, 2022.

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 12/18/22

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Abbott Land 3600, LLC	Same	116-120-112.00
4809 Placid Place		116-120-141.00
Austin, TX 78731		

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, by the hereinafter named Grantee, the receipt and sufficiency of which is hereby acknowledged, **ANDRA J. HEDRICK, EXECUTRIX OF THE ESTATE OF LOUISE A. MARTIN, DECEASED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey, unto **ABBOTT LAND 3600, LLC**, a Texas limited liability company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being the westerly 225 feet of the easterly 485 feet of Lots Nos. 1 and 2 on the plat of a subdivision of the westerly part of Lot No. 2 of the Henry Compton Land, of record in Book 547, page 47, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 1 and 2 fronts 225 feet on the northerly side of Abbott Martin Road and extends back between lines 590 feet, more or less, to the southerly line of Lot No. 3, measuring 225 feet thereon.

Being the same property conveyed to Joseph Martin, Jr. and wife, Louise Armistead Martin, by deed from Parkes Armistead and wife, Katherine M. Armistead, of record in Book 2440, page 203, Register's Office for Davidson County, Tennessee. Joseph Martin, Jr. died on January 2, 2018, leaving Louise Armistead Martin as surviving tenant by the entirety. Louise Armistead Martin, being one and the same as Louise A. Martin, died on November 18, 2021 and by her will admitted to probate in Case No. 21P2380, Seventh Circuit (Probate) Court for Davidson County, Tennessee, the subject property was made part of the probate estate, vesting in Andra J. Hedrick, Executrix of the Estate of Louise A. Martin, deceased.

TRACT 2:

Being part of Lot No. 1 on the plan of a re-subdivision of Armistead & Martin Lots, of record in Book 5190, page 71 in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of Lot No. 2 on said plan; thence north 2 degrees 03 minutes east 212.4 feet; thence north 87 degrees 00 minutes west 260 feet more or less to the northeast corner of the property conveyed to Joseph Martin, Jr., and wife, by deed from Parkes Armistead and wife, of record in Book 2440, page 203, said Register's Office; thence with Martin's easterly line, southwardly 220.15 feet, more or less, to a point at which the northerly line of said Lot No. 2 extended, intersects said easterly line; thence with the northerly line of said lot, south 88 degrees 25 minutes east 260 feet, more or less, to the beginning, it being the intent of the parties that the property herein conveyed shall be all that property encompassed within Lot No. 1 on said plan not previously owned by Martin and wife.

Being the same property conveyed to Louise Armistead Martin by deed from Parkes Armistead and wife, Katherine Moore Armistead, of record in Book 5314, page 629 in the Register's Office of Davidson County, Tennessee. Louise Armistead Martin, being one and the same as Louise A. Martin, died on November 18, 2021 and by her will admitted to probate in Case No. 21P2380, Seventh Circuit (Probate) Court for Davidson County, Tennessee, the subject property was made part of the probate estate, vesting in Andra J. Hedrick, Executrix of the Estate of Louise A. Martin, deceased.

This conveyance is subject to the following:

1. 2022 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee, which shall indemnify and hold harmless Grantor for payment thereof.

2. All matters shown on plat of record in Book 547, Page 47, Register's Office for Davidson County, Tennessee.

3. All matters shown on plat of record in Book 5190, Page 71, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Joseph Martin, Jr. and Louise A. Martin to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4007, Page 191, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Louise A. Martin to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6897, Page 41, Register's Office for Davidson County, Tennessee.

6. Terms and provisions of Revocable License by and between Joseph Martin, Jr. and wife, Louise Martin, and VSC Cable Inc., of record in Book 8041, Page 15, Register's Office for Davidson County, Tennessee.

7. Tract 2 is subject to Lack of access to a public road or thoroughfare without the benefit of Tract 1.

8. That portion of the land embraced within the bounds of any public road or thoroughfare.

9. Rights of parties in possession not shown by the Public Records.

10. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Stephen Vander Horst, TN Lic. No. 3041, M2Group, on July 18, 2022, designated N/A:

    a. Potential gap of approximately 0.9' between the original survey boundary line and the boundary line created by Plat Book 5190, Page 71.

    b. Concrete retaining wall encroachment and various landscape encroachments along the northern boundary of the Land.

    c. Telephone lines located on the Land without apparent benefit of easement.

This is unimproved property known as 3600 Abbott Martin Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it further covenants and binds itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 19th day of August, 2022.

Andra J. Hedrick, Executrix

Andra J. Hedrick, Executrix of the Estate of
Louise A. Martin, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ANDRA J. HEDRICK, EXECUTRIX OF THE ESTATE OF LOUISE A. MARTIN, DECEASED**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of August, 2022.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026