PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 943039 DEEDWARR
11/18/2022 02:21:49 PM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20221118-0122797

Ivey Title, LLC Ref: (DM) Title No.: 62914
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hope Investments, LLC P. O. Box 301 Brentwood, TN 37024	Hope Investments, LLC P.O. Box 301 Brentwood,TN 37024

TAX MAP PARCEL NUMBERS: 060150020.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **L & G Construction Company, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hope Investments, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly part of Lots Numbers 39 and 40 on the Plan of Jones and Hart's Subdivision, as of record in Book 332, page 43, Register's Office for said County, described as follows:

Beginning at the northwest corner of Hart and Jones Streets; thence with the westerly margin of Hart Street, northwardly 225 1/2 feet; thence westwardly 659 feet, more or less, to the dividing line between Lots Numbers 40 and 47; thence with said line southwardly 295 feet to the northerly margin of Jones Street; thence with same, eastwardly 659 feet to the beginning.

Subject property is also shown on a boundary survey by Paul G. Weatherford, TN RLS No. 1941, dated November 16, 2022 attached as Exhibit "A".

Being the same property conveyed to L & G Construction Company, Inc. by Substitute Trustee's Deed from Billy Y. Walker, Substitute Trustee, recorded on February 2, 1995, of record in Book 9586, page 914, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 43, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7790, page 402, said Register's Office.

This is improved property, known as 2614 Hart Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of November, 2022.

L & G Construction Company, Inc.

By: _____
Shirley A. Arnold, President

State of Tennessee

County of Davidson

On this 17th day of November, 2022, before me the undersigned authority, personally appeared L & G Construction Company, Inc., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00.

Affiant

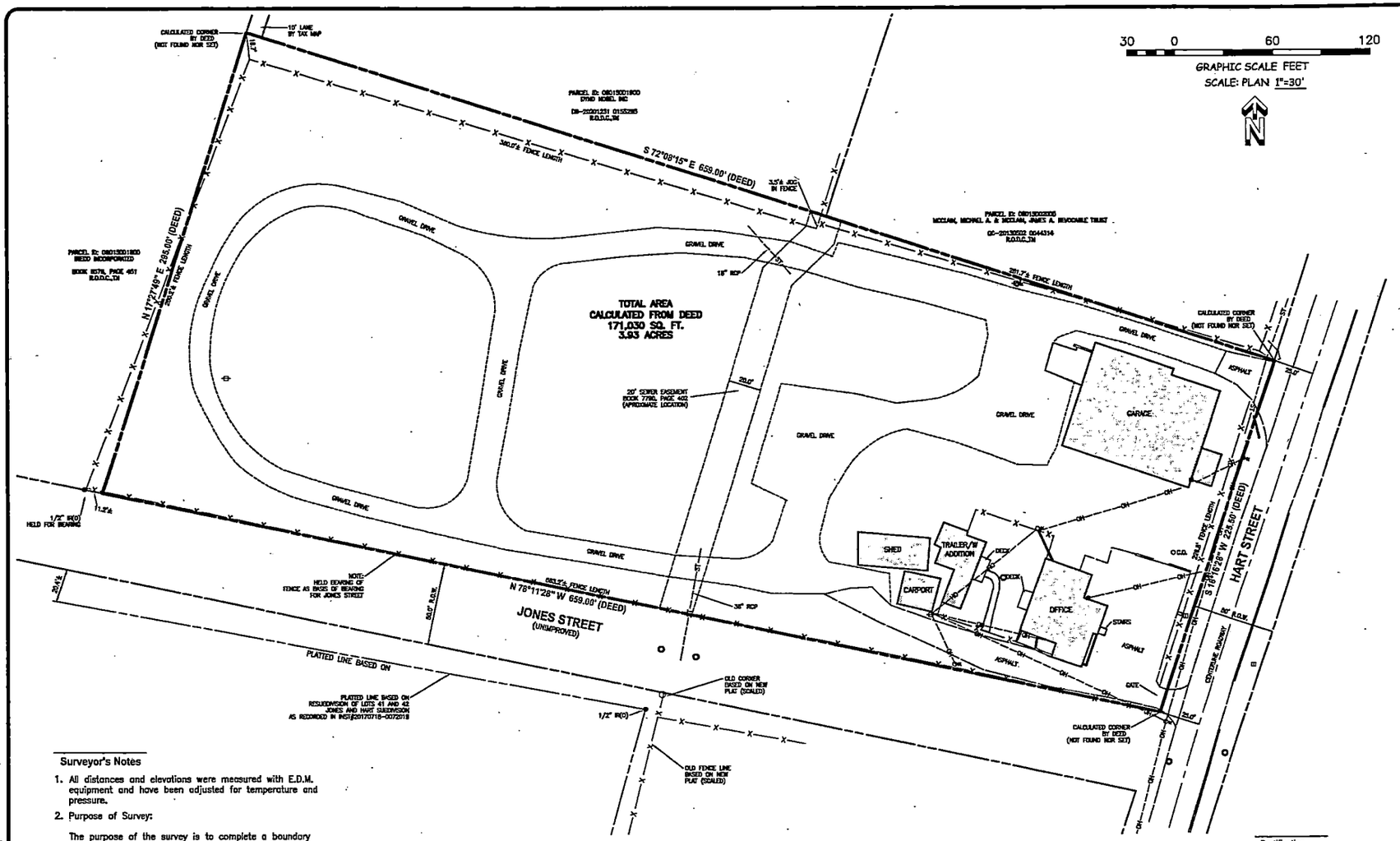
Sworn and subscribed before me this 17th day of November, 2022.

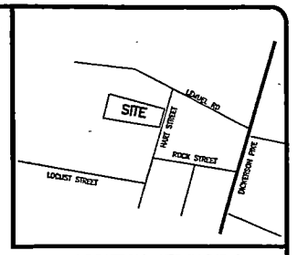
My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

EXHIBIT "A"





LOCATION SKETCH (NTS)

Utility Note

Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.

CAUTION:

Utility lines WERE not marked at the time of survey.

CALL BEFORE YOU DIG

TENNESSEE ONE CALL

IN TENNESSEE CALL 811

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE, THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Surveyor's Notes

1. All distances and elevations were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. Purpose of Survey:

   The purpose of the survey is to complete a boundary survey showing basic improvements. CAUTION – Based on the age of the current deed of record and the plat for which it refers to, this Surveyor did not find evidence of property corners except as shown hereon. The boundary line shown hereon is solely based on the deed.
3. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
4. Horizontal DATUM = NAD83.
5. PLAT REFERENCE:
   PORTION OF LOTS 39 AND 40, JONES AND HARTS SUBDIVISION AS RECORDED IN BOOK 332, PAGE 43, R.O.D.C., TN.

   DEED REFERENCE: BOOK 4905, PAGE 963, R.O.D.C., TN.
6. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal. This surveyor was not provided with a Title Commitment.
7. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
8. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
9. This surveyor reserves the right to modify the professional opinion as shown hereon if additional evidence is provided to said surveyor.
10. Caution: Title lines do not match posession lines. Exisitng fence lines meander.

Certification

I hereby certify that this is a Category I survey that was completed in compliance with current Tennessee Minimum Standards of Practice as defined by the rules as established by the Tennessee State Board of Examiners for Land Surveyors for a Lot Survey.

The unadjusted linear error of closure was 1:50,000

Last Field Date: 11/10/22

Map Date: 11/16/22

PAUL G. WEATHERFORD — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE NO. 2041 — 11/16/22

Legend

- LR.(O) Iron Rod Old
- LR.(N) Iron Rod New
- I.P.(O) Iron Pipe Found
- F.P. Fence Post
- CM(O) Concrete Monument Found
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S.F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Pay Phone
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Metal Light Pole
- Telephone Pole
- Power Pole
- Guy Pole
- Guy Wire
- Up-light
- Parking Block
- Parking Meter
- Handicap Parking
- Traffic Flow
- Bollard
- Sewer Valve
- Water Spigot
- Traffic Signal
- Flag Pole
- Bore Hole
- Observation Well
- Tower
- Sinkhole
- Spring
- Wall
- Mailbox
- Satellite Dish
- Line Break
- Centerline
- Water Flow Arrow
- Bush
- Sign
- BH Building Height
- Existing Tree
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree Line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Overhead Utility Line
- Overhead Cable Line
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line

BOUNDARY
SURVEY EXHIBIT
2614 Hart Street
Nashville, TN 37207
PARCEL ID 06015002001

Davidson County, Tennessee

PREPARED FOR:
L&G Construction Company, Inc.

DR.	CK.	
PGW	PGW	ORIGINAL DRAFT DATE 11/09/2022 BEGIN FIELD SURVEY
		REVISION DATES & DESCRIPTION
PGW	PGW	11/16/2022 - PUBLISH DRAFT SURVEY

SURVEY BY:
WEATHERFORD AND ASSOCIATES, LLC
5011 MARKET PLACE, UNIT F
MT. JULIET, TN 37122
Ph. 615-754-6925
Cell: 615-300-6474
Email Address: pweatherford@weatherselig.com
Paul G. Weatherford, RLS
Chief Manager

PROJECT NO.	SHEET NO.
22-1849	1 OF 1