Karen Johnson Davidson County
Batch# 985543 DEEDWARRSP
03/28/2023 10:26:29 AM 4 pgs
Fees: $23.00 Taxes: $9,250.00
20230328-0022396

This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
A&P Williams LLC	NEW OWNER	
1024 17th avenue South		13102001000
Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Seven Seventeen, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **A&P Williams LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

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 particularly described as follows:

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 deg 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 deg 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 deg 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 deg 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 February 8, 2023.

Together with a Cross Easement Agreement of record in Instrument No. 20190129-0008541, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on Block "B" on the Map of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, page 80, Register's Office of Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of Hillsboro Circle, formerly Hillsboro Drive, as widened, and runs back between parallel lines 149.5 feet to a deadline.

Included within the above description but specifically excluded from this conveyance is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Finis M. and wife, Mary T. Sharp, of record in Book 4555, page 689, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee being part of Lot No. 7 on Block "B" on the Map of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, page 80, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the present westerly margin of Hillsboro Circle and runs back between parallel lines 5 feet to point on the new relocated Westerly margin of Hillsboro Circle.

Being the same property conveyed to John C. Romersa and wife, Laura H. Romersa by Warranty deed from Gwen Thurman Pickard, Milbrey Thurman Coffman, Ralph Thurman, Jr., Wayne Thurman and Melinda Thurman McInteer of record in Instrument No. 200005250052356 Register's Office for Davidson County, Tennessee, dated May 19, 2000 and recorded on May 25, 2000. Further, conveyed to John Romersa by Quitclaim Deed of record in Instrument No. 20071009-0120286, Register's Office for Davidson County, Tennessee. (derivation for Lot 7)

Further, being the same property conveyed to Brandon Liggett by Warranty deed from John Romersa of record in Instrument No. 20220921-0105083 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 21, 2022. (derivation for Lot 7)

Being the same property conveyed to Tri-City Investment, GP, a Tennessee general partnership by Warranty deed from Carol A. Stein of record in Instrument No. 20190212-0013037 Register's Office for Davidson County, Tennessee, dated February 8, 2019 and recorded on February 12, 2019.

Being the same property conveyed to Tri-City Investment, GP, a Tennessee general partnership by Quitclaim deed from Carol A. Stein of record in Instrument No. 20190212-0013038 Register's Office for Davidson County, Tennessee, dated February 8, 2019 and recorded on February 12, 2019. (derivation for Lot 6)

Being the same property conveyed to Seven Seventeen, LLC, a Tennessee limited liability company by Warranty deed from Tri-City Investment, GP, a Tennessee general partnership of record in Instrument No. 20220209-0014818 Register's Office for Davidson County, Tennessee, dated February 2, 2022 and recorded on February 9, 2022. (derivation for Lot 6)

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **4107 Hillsboro Circle, Nashville, TN 37215**

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 27th day of March, 2023.

Seven Seventeen, LLC, a Tennessee Limited Liability Company

BY: _____
Legina Chaudoin, Business Manager

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Legina Chaudoin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Business Manager of Seven Seventeen, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she executed the foregoing instrument for the purposes stated therein by signing the name of the limited liability company by herself as such Business Manager.

Witness my hand and official seal at office this 27th day of March, 2023.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE NOTARY PUBLIC

_____
NOTARY PUBLIC
My Commission Expires: Jan 8, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

_____
Affiant

Subscribed and sworn to before me this 27th day of March, 2023.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
NOTARY PUBLIC
My Commission Expires: Jan 8 2024

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, a lien not yet due and payable.

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 80, Register's Office for Davidson County, Tennessee.

3. Cross Easement Agreement of record in Instrument Number 20190129-0008541, in the Register's Office for Davidson County, Tennessee.

4. Alll matters according to Survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated February 8, 2023.