FROM: TERRY W. WOODALL

TO: ELIAS MARRERO AND WIFE, ILEANA MARRERO

This instrument prepared by:

Larry D. Craig, Attorney
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

| **Address New Owner:** | **Send Tax Bills To:** | **Map-Parcel No.** |
|---|---|---|
| Elias Marrero and wife,<br>Ileana Marrero<br>3629 Tolbert Drive<br>Cookeville, Tennessee 38506 | Same | Map 075-09-0<br>Parcel 261.00 |

BILL GARRETT, Davidson County
Trans:T20130030287 DEEDWARRSP
Recvd: 04/12/13 15:23 3 pgs
Fees:18.00 Taxes:699.30
20130412-0036684

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

AFFIANT

Subscribed and sworn to before me, this the 12th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry W. Woodall**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Elias Marrero and wife, Ileana Marrero**, hereinafter called the GRANTEES, their heirs, representatives and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION**

**This is improved commercial property known as 4900 Old Hickory Boulevard, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments there unto belonging or in any wise appertaining to GRANTEES, their heirs, representatives and assigns, forever, subject to the Permitted Exceptions set forth on Exhibit "A".

GRANTOR does further covenant and bind himself, his heirs, representatives and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "AS IS". By acceptance of this deed, GRANTEES acknowledge that they have inspected the property and are satisfied with its condition, and accept the property "AS IS".

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 12th day of April, 2013.

**TERRY W. WOODALL.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Terry W. Woodall, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being described according to a survey made by James L. Murphy, Jr., Surveyor, dated June 30, 1967, as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, the same being 25 feet South of the center line of Plantation Drive, as extended; thence North 75 deg. 15' East, 161.7 feet, to an iron pin; thence South 16 deg. 05' East, 70 feet, to an iron pin; thence South 75 deg. 10' West, 161.4 feet, to an iron pin in the easterly margin of Old Hickory Boulevard; thence North 16 deg. 15' West along the easterly margin of said Old Hickory Boulevard, 70 feet, to the point of beginning.

INCLUDED in the above described property but specifically EXCLUDED therefrom is that property granted to the State of Tennessee by Agreed Judgment of record in Book 6078, Page 968, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Terry W. Woodall by deed of record in Instrument No. 20120330-0027118, Register's Office for Davidson County, Tennessee.

This is improved commercial property with a common address of 4900 Old Hickory Boulevard, Hermitage, Tennessee 37076 and such is not the principal place of residence of Terry W. Woodall.

Map 075-09-0, Parcel 261.00

Permitted Exceptions:

1. Subject to grant of easement and rights-of-way of record in Instrument No. 200008290085096, Register's Office for Davidson County, Tennessee, and all matters set forth therein, unto Crown Communications, Inc.; and prior cellular tower leases originally of record in Book 10830, Page 691; Book 11520, Page 445, as assigned to Crown Castle PT, Inc. in Book 11520, Page 452, and Assignment of Lease unto Crown Communications in Instrument No. 200008290085098, said Register's Office, prior to grant of easement and rights-of-way, as aforesaid.

2. Subject to easement for water and sewer lines in Book 3793, Page 631, Register's Office for Davidson County, Tennessee; permanent easement for traffic signal for Plantation Drive in Book 10658, Page 942, said Register's Office.

3. 2013 Metropolitan Government taxes which have been prorated and which Grantees shall be responsible for payment thereof when due and payable; and Grantees with full right for contribution of property taxes from Crown Castle Communications for tax year 2013 and all subsequent years, as prorated between Grantor and Grantees on date of closing.

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