BILL GARRETT, Davidson County
Trans:T20140090603 DEEDWARRSP
Recvd: 12/03/14 13:35 3 pgs
Fees:18.00 Taxes:1942.50
20141203-0110907

Box 36

(1)

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

File No. 27972SP

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF DECEMBER, 2014.

Notary Public

My commission expires:

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

Name and Address of New Owner:

Michael D. and Karen K. Rippetoe
3564 Brick Church Pike
Nashville, TN 37207

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

273 Hicks Road
Nashville, TN 37221

Map and Parcel:

142-351

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEWELL INVESTMENTS, LLC**, a Tennessee limited liability company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and

convey unto **MICHAEL D. RIPPETOE and wife, KAREN K. RIPPETOE,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows, to-wit (the **"Property"**):

Being Lot No. 2 on the Final Plat, First Revision, Lot 2, CT Bellvue Limited Partnership, Bellvue Property, of record as Instrument No. 20010208-0012390 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jewell Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from John B. Jewell, III and James W. Jewell, as tenants in common, of record as Instrument No. 20121220-0117526 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to John B. Jewell, III and James W. Jewell by Special Warranty Deed from W. E. Mason and Hazel Mason, Trustees under The Mason Living Trust dated December 1, 1997, of record in Book 10788, page 416, said Register's Office.

This is improved property located at 273 Hicks Road, Nashville, TN 37221.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County real property taxes for 2014 which have been paid and prorated between the parties. Taxes and assessments for subsequent years are assumed by Grantees.

2. All matters shown on Plan of record as Instrument No. 20010208-0012390 in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant for Landscaping of record as Instrument No. 20010622-0066443 in the Register's Office for Davidson County, Tennessee.

4. Public Utilities Easement granted to Harpeth Valley Utilities District of record in Book 7542, page 302, in the Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record as Instrument No. 20010411-0035626 in said Register's Office.

6. Grantees agree that the Property shall not be used as a convenience store or for the retail sale of : **(a)** off-premise beer or cigarettes or **(b)** petroleum products. Grantees, further, agree, that if the Property is used as a restaurant, on-premise beer and alcohol sales shall be permitted. These restrictions shall be terminated upon 7201 Highway 70 S, Nashville, TN 37221 (Map/Parcel 142-00-0-049.00) being no longer used as a convenience store or for the retail sale of petroleum products.

7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees 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, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by or through Grantor, 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.

WITNESS its hand this 2nd day of December, 2014.

JEWELL INVESTMENTS, LLC

By: J. B. Jewell - Pres.
John B. Jewell III, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared John B. Jewell III, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of **JEWELL INVESTMENTS, LLC,** a Tennessee limited liability company, and that he as President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as said President.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

Bridget B. Ross
NOTARY PUBLIC

My commission expires: May 8, 2017

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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