BILL GARRETT, Davidson County
Trans:T20150058512 DEEDWARRSP
Recvd: 07/17/15 14:34 8 pgs
Fees:43.00 Taxes:2220.00
20150717-0070196

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Radhika D. Patel 2220 Meadow Crest Cove Murfreesboro, TN 37129	Same	183 00 0 009.00 183 00 0 036.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, COMMERCE UNION BANK, BRENTWOOD, TENNESSEE D/B/A RELIANT BANK, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Radhika D. Patel, the GRANTEE herein, her heirs, successors and assigns, two certain tracts of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is unimproved property known as 0 and 13105 Old Hickory Boulevard, Antioch, Davidson County, Tennessee 37013.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered

except for the following:

SEE ATTACHED EXHIBIT B.

GRANTOR further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever 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 our hands this 17th day of July, 2015.

GRANTOR:

COMMERCE UNION BANK, BRENTWOOD, TENNESSEE D/B/A RELIANT BANK

By: _____
J. Richard Belote, Jr., Senior Vice President

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, J. Richard Belote, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be senior vice president of Commerce Union Bank, Brentwood, Tennessee d/b/a Reliant Bank, the bargainor, a Tennessee state-chartered bank, and that he as such senior vice president, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the state-chartered bank as such senior vice president.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 17th day of July, 2015.

Notary Public

JANE C. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2016

My Commission Expires:

10/23/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $600,000.00.

Affiant

Sworn to and subscribed before me this 17th day of July, 2015.

Notary Public

LYNN WATKINS-LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

Aug. 17, 2015

EXHIBIT A

Map/Parcel 183-9

Being a parcel of land lying in the Thirty-first Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 4 on the Plan of Section 2, Duke's Hidden Meadows of record in Plat Book 4175, page 143, R.O.D.C. and lying on the easterly margin of Muci Drive approximately 240 feet east of Old Hickory Boulevard and being more particularly described as follows:

Beginning at a point in the easterly margin of Muci Drive at the southwesterly corner of Lot 1 on the Plan of Duke's Hidden Meadows Subdivision of record in Plat Book 4350, page 150 R.O.D.C.; thence, leaving said margin with said Lot 1, North 11 degrees 09 minutes 01 seconds East 264.31 feet to a point; Thence, North 60 degrees 00 minutes 59 seconds West, 163.85 feet to a point in the southerly margin of Old Hickory Boulevard; thence, with said margin North 59 degrees 23 minutes 58 seconds East 98.51 feet to a right-of-way monument in the westerly margin of Interstate 24; thence, with said margin 52 degrees 59 minutes 53 seconds East, 160.27 feet to a right-of-way monument; thence, South 57 degrees 44 minutes 11 seconds East 140.17 feet to a right-of-way monument; thence South 49 degrees 33 minutes 18 seconds East 200.85 feet to a right-of-way monument; thence South 43 degrees 44 minutes 42 seconds East, 195.47 feet to an iron rod; thence leaving said margin with the northerly line of Lot 5, Section 2, Duke's Hidden Meadows Subdivision of record in Instrument No. 20030115-0006162, R.O.D.C., South 48 degrees 04 minutes 01 seconds West, 144.27 feet to a point; thence South 79 degrees 44 minutes 31 seconds West 218.40 feet to a point in the easterly margin of Muci Drive; thence, with said margin with a curve to the left having a radius of 233.90 feet a central angle of 67 degrees 19 minutes 49 seconds an arc length of 274.86 feet and a chord bearing and distance of North 45 degrees 17 minutes 51 seconds West, 259.32 feet to a point beginning and containing 153,175 square feet or 3.52 acres more or less according to a survey by Ragan-Smith-Associates, Inc. 315 Woodland Street, Nashville, TN 37206 dated June 23, 2005, Job No. 99-119/7681, RSL# 2136.

Map/Parcel 183-36

Tract IV

A Tract of land lying in the 6th Civil District, Davidson County, Tennessee, being Lot No. 1 on the Plan of Duke's Hidden Meadows Subdivision, Section 1 of record in Plat Book 4350, page 150, and being more particularly described as follows:

BEGIN at a concrete monument on the southerly margin of Old Hickory Blvd., said concrete monument being located in the southwest quadrant of Interstate 24 (South) and Old Hickory Blvd and said concrete monument denoting the end of the control access fence for said Interstate 24; thence, run S 60 degrees 51' W for 206.28 feet to a point; thence, run S 11 degrees 09' W for 264.31 feet to a point on the northerly right of way line of a dedicated road; thence, run N 78 degrees 51' W for 206.28 feet to a point; thence, follow a curve to the right with a radius of 25.00 feet for a distance of 40.20 feet to a point on the south right-of-way line of Old Hickory Blvd;

thence, follow said right-of-way line on a curve to the left with a radius of 2846.3 feet for a distance of 92.18 feet; thence, run S 73 degrees 43' E for 9.52 feet to a point; thence, run N 11 degrees 09' E for 250.24 feet to the point of beginning.

Together with an exclusive easement for the purpose of locating thereon a modular identification sign, said easement being more fully described as follows:

BEGINNING at a point in the southerly margin of I-24, said point being 981.70 feet along said margin of I-24 in an easterly direction from its intersection with the easterly margin of Old Hickory Blvd., and said point being the Northeast corner of Lot 4, Section II, of Duke's Hidden Meadows, of record in Book 4175, page 143, R.O.D.C.; thence S 48 degrees 04' W a distance of 40 feet to a point; thence, S 41 degrees 56' E, a distance of 30 feet to a point; thence, N 48 degrees 04; E a distance of 40 Feet to a point; thence N 41 degrees 56' W a distance of 30 feet to the point of beginning and containing .0028 acres,

And also an easement for the purpose of ingress to and egress from the property secondly described above and also for the purpose of locating thereon such power lines or lines as may be needed to serve the aforesaid modular identification sign located on the said property secondly described above, said easement being more fully described as follows:

BEGINNING at a point in the southwest corner of Lot No. 4, Section II of Duke's Hidden Meadows of record in Book 4175, page 143, R.O.D.C., said point being in the northerly margin of proposed Muci Drive; thence, along the margin of said Muci Drive on a curve to the right a distance of 20.02 feet to a point; thence, N 79 degrees 44.5' E a distance of 224.93 feet to a point; thence, N 48 degrees 04' E, a distance of 125.67 feet to a point being on the southerly margin of the proposed Humble Oil Sign Site; thence, N 41 degrees, 56' W, a distance of 20 feet to a point, said point being in the easterly margin of Lot No. 4; thence, S 48 degrees 04' W a distance of 120 feet to a point; thence, S 79 degrees 44.5' W, a distance of 218.4 feet to the point of beginning.

SAID access easement being 20 feet wide and being located outside of Lot No. 4 and adjacent and parallel to the easterly margin thereof, and extending from the northerly margin of proposed Muci Drive to the proposed sign location, the sign location being adjacent to the southerly margin of Interstate 24.

Being that land reserved and excepted from the property conveyed by deed dated December 13, 1971 from Humble Oil & Refining Company to William F. Burton, Jr., Trustee, of record in Book 4562, page 763, said Register's Office.

The same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by warranty deed from Paul Gold, Trustee of record in Book 8706, Page 908, said Register's Office.

Also, included in this description but excluded from this conveyance:

BEGINNING at point of intersection of the existing east margin of I-24 and the existing north margin of Muci Drive, said point of intersection being 88.36 feet left of SR. 171 proposed

centerline station 40+38.63; thence, with said existing east margin Northerly 325 feet more or less to a point; thence, with the southwest boundary of the W.F. Moss, Revocable Trust property south 59 degrees, 53 minutes, 36 seconds east 20.83 feet to a point; thence, with the proposed southeast margin of SR. 171 south 59 degrees, 38 minutes, 41 seconds west 6.66 feet to a point, said point being 120.00 feet left of SR. 171 proposed centerline station 37+27.71; thence, with the proposed east margin of SR. 171 (1) south 07 degrees, 32 minutes, 36 seconds west 74.11 (2) having a 11.579.26 foot radius curve left and southerly 97.80 feet (3) South 20 degrees, 10 minutes, 01 seconds west 141.14 feet to a point, said point being 100.00 feet left of SR. 171 proposed centerline station 40+38.41; thence, with said existing north margin of Muci Drive westerly 12 feet more or less to the point of beginning containing 0.110 acres and being part of the same property conveyed from Exxon Corporation to Paul Gold, Trustee, of record in Book 6769, page 914, said Register's Office.

Being the same property conveyed to Reliant Bank by Substitute Trustee's Deed of record as Instrument No. 20121204-0111436, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters as shown on Plat of record in Plat Book 4175, page 143, Register's Office for Davidson County, Tennessee.

3. All matters as shown on Plat of record in Plat Book 4350, page 150, Register's Office for Davidson County, Tennessee.

4. Restrictions as set forth in Deeds of record in Book 9842, page 809 and in Book 4450, page 985, Register's Office for Davidson County, Tennessee.

5. Easements as set forth in Warranty Deed of record in Instrument No. 200208190099783, Register's Office for Davidson County, Tennessee.

6. Easements as set forth in Deeds of record in Book 6769, page 914, Book 11668, page 158 and in Instrument No. 200508030090800 and in Instrument No. 200602150018408, Register's Office for Davidson County, Tennessee.

7. Temporary Slope and Construction Easements of record in Instrument No. 200208260103032, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200707090081308, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200707090081400, Register's Office for Davidson County, Tennessee.

10. Deed of Easement of record in Instrument No. 200803310032170, Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200912040111015, Register's Office for Davidson County, Tennessee.

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 201205230044532, Register's Office for Davidson County, Tennessee.

13. Lack of direct access to a controlled access highway, I-24.