This instrument prepared by:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
Suite 310, 222 Second Avenue North
Nashville, Tennessee 37201

Davidson County DEEDWARRSP
Recvd: 03/31/16 15:34 3 pgs
Fees:18.00 Taxes:5180.00
20160331-0030741

FILE NO: 2016-031

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) H & T Associates, LLC	(NAME) Same as new owner	Tract 1- Map & Parcel 09713003700
(STREET ADDRESS) 1612 Vintage Place	(STREET ADDRESS)	Tract 2 – Map & Parcel 14807018200
(CITY) (STATE) (ZIP) Nashville TN 37215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **U-WASH AUTO SYSTEMS, INC. a Tennessee corporation,** Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said **H & T ASSOCIATES, LLC, a Tennessee limited liability company**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 1 on Final Plat of Section 7 Lot #1 Larchwood Commercial Subdivision of record in Book 8250, page 226, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

INCLUDED IN ABOVE TRACT 1 BUT SPECIFICALLY EXCLUDED THEREFROM is the Right of Way conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed recorded in Book 8308, page 854, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to U-Wash Auto Systems, Inc., a Tennessee corporation, by quitclaim deed of record in Book 9101, page 302, Register's Office, Davidson County, Tennessee.

Together with cross-access easement appurtenant to Tract 1 granted in instrument of record in Book 7809, page 502, Register's Office, Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 3 on Plan of Amended & Final Section Two Antioch Commercial PUD of record in Book 6250, page 245, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to U-Wash Auto Systems, Inc., a Tennessee corporation, by quitclaim deed of record in Book 7728, page 480, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,400,000.00

Subscribed and sworn to before me this the 31st day of March, 2016.

W. WARNER MCNELLY III
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

Affiant

My commission expires: 9/11/17
(Affix Seal)

Notary Public

This is improved property, known as 1672 Antioch Pike, Nashville TN 37013, and 3258 Blackwood Drive, Nashville TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, CLAIMING BY,

THROUGH, OR UNDER GRANTOR HEREIN, BUT NO FURTHER OR 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 my hand this 31st day of March, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

U-WASH AUTO SYSTEMS, INC., a Tennessee corporation

By: Alice H. Yokosuk, Sec.
Alice H. Yokosuk, Secretary

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, in and for said County and State, **ALICE H. YOKOSUK**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2016.

Notary Public
My commission expires: 9/11/17

W. WARREN McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

ENCUMBRANCES:

1. 2016 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plat of record in Book 8250, page 226, Register's Office, Davidson County, Tennessee (Tract 1).
3. Subject to terms and conditions of easement reserved in deed of record in Book 9101, page 302, Register's Office, Davidson County, Tennessee (Tract 1).
4. Subject to Common Access Easement and Temporary Construction Easements conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, in deed recorded in Book 8308, page 854, Register's Office, Davidson County, Tennessee (Tract 1 1)
5. Subject to Cross-Access Easement of record in Book 7809, page 502, Register's Office, Davidson County, Tennessee (Tract 1).
6. Subject to Easement and Grant of Right of Way Easement recorded in Book 8454, page 839, Register's Office, Davidson County, Tennessee (Tract 1)
7. Subject to easement recorded in Book 9081, page 368, Register's Office, Davidson County, Tennessee.
8. Subject to flow of Mill Creek within property boundary (Tract 2).
9. Subject to Easement for Sanitary Sewer and/or Storm Drainage granted Metro Government of Nashville & Davidson County, Tennessee, in Book 6479, page 109, Register's Office, Davidson County, Tennessee (Tract 2).
10. Subject to all matters shown on plan of record in Book 6250, page 245, Register's Office, Davidson County, Tennessee, including 25' common access easement along Antioch Pike (Tract 2).
11. Subject to Easements for the construction, maintenance and operation of a system of sewage conveyed to Banner Construction Company, a Tennessee corporation, by deed of record in Book 3404, page 519, Register's Office, Davidson County, Tennessee (Tract 2).
12. Subject to Easement for the purpose of an access road and a 20' sewer line easement conveyed to First Suburban Water Utility District by deed of record in Book 3615, page 194, Register's Office, Davidson County, Tennessee (Tract 2).
13. Subject to Sanitary Sewer Easement and temporary construction easement conveyed to First Suburban Water Utility District by deed of record in Book 4505, page 690, Register's Office, Davidson County, Tennessee (Tract 2).
14. Subject to Sanitary Sewer and/or storm drainage easements conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5211, page 369, Register's Office, Davidson County, Tennessee (Tract 2).
15. Subject to Maintenance Agreement of record in Book 6450, page 100, Register's Office, Davidson County, Tennessee (as to Tract 2).
16. Subject to all matters shown on plat of record in Book 6900, page 875, Register's Office, Davidson County, Tennessee (as to Easement Appurtenant to Tract 1).

True Copy Certification

I, Kay B. Hausch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, KAY B HAUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2018

Notary Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018