BILL GARRETT, Davidson County
Trans:T20160080594 DEEDWARRSP
Recvd: 09/14/16 14:21 4 pgs
Fees:23.00 Taxes:9897.50
20160914-0096742

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Cato Bass 1877 Van Leer Drive Nashville, Tennessee 37220	Cato Bass 1877 Van Leer Drive Nashville, Tennessee 37220	034-09-0-172.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ADVANCE REAL ESTATE, LLC, a Kentucky limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to CATO BASS, a Tennessee resident ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property located at 1525 Gallatin Pike N, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions. Grantor further covenants and binds itself to warrant specially and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 13 day of September, 2016.

GRANTOR:

ADVANCE REAL ESTATE, LLC,
a Kentucky limited liability company

By: _____
Name: JEFF Anderson
Title: Vice President

STATE OF ~~TENNESSEE~~ Kentucky)
COUNTY OF ~~DAVIDSON~~ Henderson)

Before me, Tammy Francis, a Notary Public in the state and county aforesaid, personally appeared JEFF Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person is the Vice President of ADVANCE REAL ESTATE, LLC, a Kentucky limited liability company, the within named Grantor, and who further acknowledged that he, being duly authorized, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained as the Vice President of the within named Grantor.

WITNESS my hand, at office, this 13 day of September, 2016.

Official Seal
Tammy Francis
Notary Public - State of Kentucky
State at Large
My Comm. Expires 5-13-2019
Notary ID #532838

_____
Notary Public

My Commission Expires: 5-13-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,675,000.00.

_____
Affiant

Subscribed and sworn to before me this 13 day of September, 2016.

_____
Notary Public

My Commission Expires: 5-13-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $2,675,800.00
Affiant
Subscribed and sworn before me this the 14 Day of Sept, 2016.
Deputy Register

EXHIBIT "A"

(LEGAL DESCRIPTION)

Being a tract or parcel of land located in the Tenth Councilmanic District of Davidson County, Tennessee, said tract being part of the property conveyed to Robert O. Frensley by Quitclaim Deed of record in Book 7504, Page 578, Register's Office for Davidson County, Tennessee, and part of the property conveyed to STJ, LP, a Tennessee limited partnership, by Deed of record in Book 9320, page 514, Register's Office for Davidson County, Tennessee, said tract also being known as Lot No. 7A on the Resubdivision of Lot Nos. 7A, 7B, and 7C, of Rivergate Station - Section 3, as of record in Book 8250, Page 347, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Gallatin Pike, said point being the southwesterly corner of Lot No. 7B of Rivergate Station - Section 3, as of record in Book 8250, page 347, Register's Office for Davidson County, Tennessee, and being the northwesterly corner of the herein described tract; thence, leaving said easterly right-of-way line with the southerly line of Lot No. 7B, South 69 minutes 24 minutes 02 seconds East, 790.20 feet to an iron rod; thence, leaving said southerly line with the westerly line of property conveyed to Armstrong Rubber Company, by Deed of record in Book 4761, page 518, Register's Office for Davidson County, Tennessee, South 24 degrees 45 minutes 45 seconds East, 277.50 feet to a concrete monument; thence, leaving the westerly line with the northerly line of Rivergate Station - Section Four, as of record in Book 7900, page 18, Register's Office for Davidson County, Tennessee, North 69 degrees 24 minutes 01 seconds West, 328.05 feet to an iron rod; thence, continuing with said northerly line North 20 degrees 35 minutes 57 seconds East, 10.00 feet to an iron pin; thence, North 69 degrees 24 minutes 01 seconds West, 225 feet to a railroad spike; thence, South 20 degrees 36 minutes 00 seconds West, 25.00 feet to an iron pin; thence, North 69 degrees 24 minutes 01 seconds West, 435.00 feet to a concrete monument, said monument being located in the easterly right-of-way line of Gallatin Pike; thence, leaving said northerly line with the easterly right-of-way line of Gallatin Pike North 20 degrees 42 minutes 12 seconds East, 209.97 feet to a railroad spike and the point of beginning.

Being the same property conveyed to Advance Real Estate, LLC, a Kentucky limited liability company by Deed from Huber Properties LLC, a Kentucky limited liability company, of record in Instrument No. 200512150150490, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2016 and subsequent years, a lien, not yet due and payable.
2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
3. All matters shown on the plat of record in Book 5190, Page 339, and Book 8250, page 347, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Book 7480, page 965, as amended in Book 7537, page 359, in the Register's Office for Davidson County, Tennessee.
5. Declaration of Permanent Building Restriction of record in Book 7993, page 619, as re-recorded in Book 7997, page 774, in the Register's Office for Davidson County, Tennessee.
6. Restrictions of record in Book 8100, page 76, in the Register's Office for Davidson County, Tennessee.
7. Deed of Dedication of record in Book 8231, page 373, in the Register's Office for Davidson County, Tennessee.
8. Deed of Conveyance of record in Book 8486, page 379, in the Register's Office for Davidson County, Tennessee.
9. Easements as set forth in deed of record in Book 10783, page 890, in the Register's Office for Davidson County, Tennessee.
10. Rights of tenants under unrecorded leases.