THIS INSTRUMENT PREPARED BY:
R. Patrick Parker
Parker & Associates
1517 Hunt Club Blvd.
Gallatin, Tennessee 37066

This Special Warranty Deed was prepared by information supplied by the parties. No title examination was performed.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) David E. Rawlings James A. Crossman	(NAME) SAME	Map 134 Parcel 303
(STREET ADDRESS) P.O. Box 150321 Nashville, TN 37215	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170004890 DEEDWARRSP
Recvd: 01/18/17 13:57 4 pgs
Fees:23.00 Taxes:30.71
20170118-0005502

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, **Hardaway Construction Corp., f/k/a Hardaway Construction Corp. of Tennessee, f/k/a Hardaway Construction Company,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **David E. Rawlings and James A. Crossman,** as tenants in common ("Grantees" herein), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Harding Place, at a corner common with David E. Rawlings and James A. Crossman, as of record in Instrument Number: 20051122-0141131, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Harding Place, with the easterly property line of David E. Rawlings and James A. Crossman, North 28 deg 50 min 24 sec West, 25.00 feet to an existing iron rod, at a corner common with the property of David E. Rawlings and James A. Crossman, as of record in

Instrument Number: 20061113-0140501, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of David E. Rawlings and James A. Crossman, with a curve to the left, along an arc length of 334.65 feet, the central angle of which is 10 deg 27 min 00 sec, the radius of which is 1834.86 feet, the chord of which is North 56 deg 04 min 38 sec East, 334.19 feet to an existing iron rod;

Thence North 50 deg 51 min 08 sec East, 111.44 feet to an existing iron rod in the westerly right-of-way line of CSX Transportation Railroad;

Thence with the westerly right-of-way line of CSX Transportation Railroad, South 46 deg 34 min 52 sec East, 25.21 feet to a point in the northerly right-of-way line of Harding Place;

Thence with the northerly right-of-way line of Harding Place, South 50 deg 51 min 08 sec West, 114.70 feet to a point;

Thence with a curve to the right, along an arc length of 339.15 feet, the central angle of which is 10 deg 26 min 53 sec, radius of which is 1859.86 feet, the chord of which is South 56 deg 04 min 34 sec West, 338.68 feet to the **POINT OF BEGINNING**. Containing 11,249 square feet or 0.258 acres more or less.

Said legal description was prepared from a property exhibit by Cherry Land Surveying, Inc., dated December 5, 2016 and attached hereto as Exhibit A.

Being part of the same property conveyed to Hardaway Construction Co., as of record in Deed Book 5343, Page 786, at the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $8,300.00.

Subscribed and sworn to before me this the 11th day of January, 2017.

Affiant

My commission expires: 5-6-2019

Notary Public

BLAKE H. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved property known as Hardin Place, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, 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 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 our hand this 11 day of January, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hardaway Construction Corp., Grantor

By: Stan Hardaway
Its: President

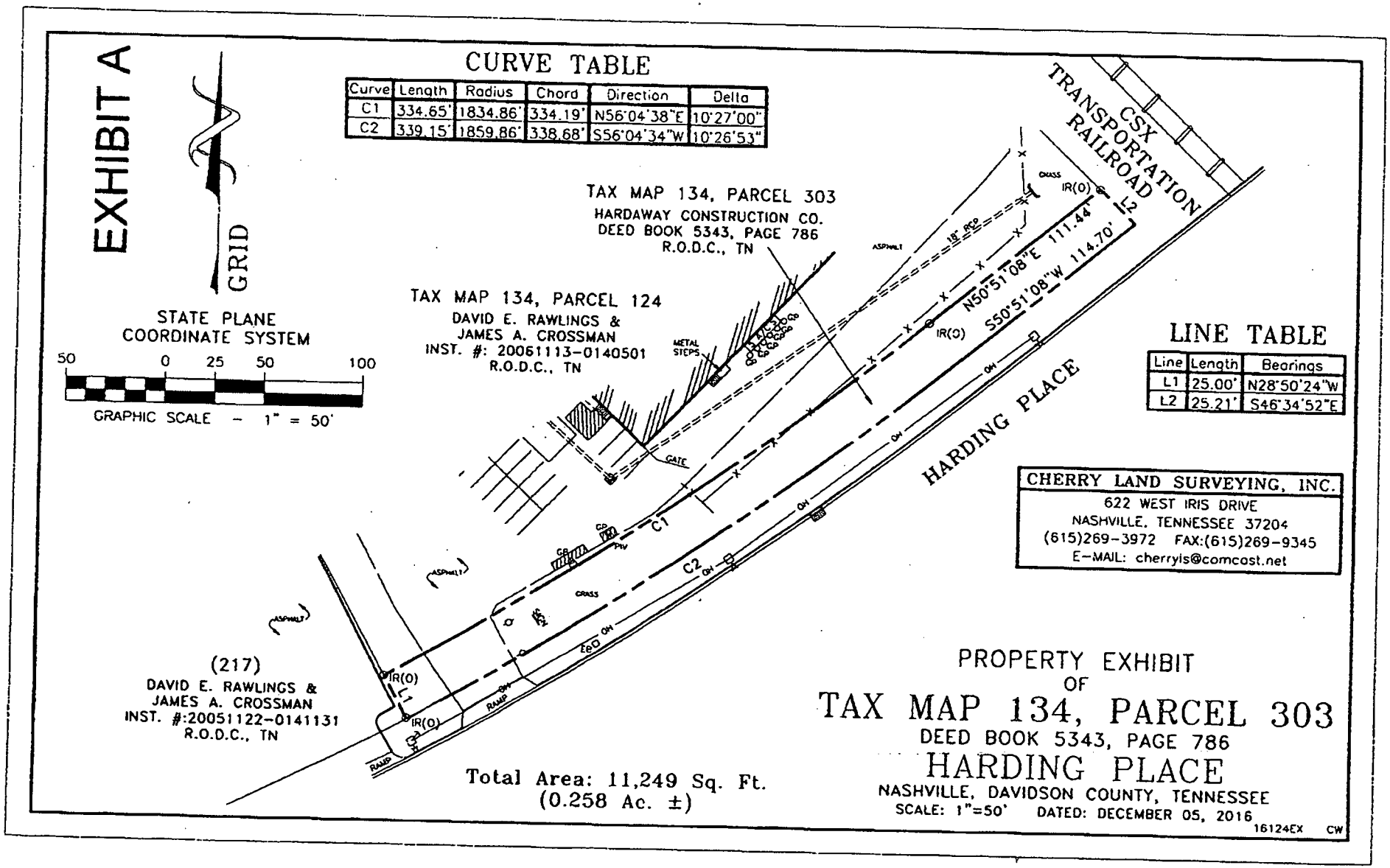
STATE OF TENNESSEE
COUNTY OF SUMNER

Stan Hardaway Personally appeared before me, a Notary Public of said County and State, Blake Cross, who acknowledged himself to be the president of Hardaway Construction Corp., the within named Grantor(s), and 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 on behalf of Grantor for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of January, 2017.

Blake H. Cross
Notary Public
My Commission Expires:

BLAKE H. CROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY


EXHIBIT A
GRID
STATE PLANE
COORDINATE SYSTEM
50 0 25 50 100
GRAPHIC SCALE - 1" = 50'
CURVE TABLE
Curve | Length | Radius | Chord | Direction | Delta
C1 | 334.65' | 1834.86' | 334.19' | N56°04'38"E | 10°27'00"
C2 | 339.15' | 1859.86' | 338.68' | S56°04'34"W | 10°26'53"
TAX MAP 134, PARCEL 303
HARDAWAY CONSTRUCTION CO.
DEED BOOK 5343, PAGE 786
R.O.D.C., TN
TAX MAP 134, PARCEL 124
DAVID E. RAWLINGS &
JAMES A. CROSSMAN
INST. #: 20061113-0140501
R.O.D.C., TN
CSX TRANSPORTATION RAILROAD
HARDING PLACE
N50°51'08"E 111.44'
S50°51'08"W 114.70'
IR(O)
L1
L2
C1
C2
METAL STEPS
GATE
ASPHALT
GRASS
RAMP
(217)
DAVID E. RAWLINGS &
JAMES A. CROSSMAN
INST. #:20051122-0141131
R.O.D.C., TN
LINE TABLE
Line | Length | Bearings
L1 | 25.00' | N28°50'24"W
L2 | 25.21' | S46°34'52"E
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net
Total Area: 11,249 Sq. Ft.
(0.258 Ac. ±)
PROPERTY EXHIBIT
OF
TAX MAP 134, PARCEL 303
DEED BOOK 5343, PAGE 786
HARDING PLACE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=50' DATED: DECEMBER 05, 2016
16124EX CW