DCSRNC
Box 44

BILL GARRETT, Davidson County
Trans:T20170026062 DEEDWARRSP
Recvd: 03/28/17 12:33 4 pgs
Fees:23.00 Taxes:31450.00
20170328-0030112

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $8,500,000.00.

James W. Cameron
Affiant

Subscribed and sworn to before me, this 27th day of March, 2017.

Catherine H. Gwyn
Notary Public

My Commission Expires: 5-5-20

Address New Owner As Follows:
Johnson Properties, L.P.
2595 Wilma Rudolph Blvd.
Clarksville, TN 37040

Send Tax Bills To:
New Owner

Map-Parcel Number:
118 12 0 063.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CROWN INVESTMENT GROUP,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHNSON PROPERTIES, L.P.**, a Tennessee limited

partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 of the Lanco Industrial Subdivision, Section 3, of record in Book 4595, Page 122, said Register's Office, and described according to a survey by Barge-Waggoner & Sumner, dated September 22, 1972, and revised September 26, 1972, as follows:

BEGINNING at a concrete monument in the Northerly margin of Thompson Lane at the Southwest corner of the property conveyed to Sears, Roebuck and Company of record in Book 4056, Page 959, RODC, TN; said point being the Southeast corner of the herein-described tract; thence along the Northerly margin of said Thompson Lane, North 85 deg. 37 min. West 415.29 feet to an iron pin, the Southeast corner of Section Two of Lanco Industrial Subdivision of record in Book 4595, Page 27, RODC, TN; thence leaving said Thompson Lane with the East line of said Section Two of Lanco Subdivision North 04 deg. 23 min. East 150 feet to an iron pin; thence with the North line of said subdivision, North 85 deg. 37 min. West 171 feet to an iron pin in the East line of the property conveyed to Woodlawn Cemetery of record in Book 1303, Page 461, RODC, TN; thence with said East line of Cemetery, North 7 deg. 49 min. 182.73 feet to a concrete monument; thence continuing with said East line, North 1 deg. 49 min. East 242 feet to a point; thence continuing with said East line, North 6 deg. 06 min. East 46.47 feet to an iron pin; thence leaving said line and with severance line across Lanco Industrial Subdivision perpendicular to Sears' West line, South 89 deg. 22 min. 20 sec. East 542.89 feet to an iron pin; thence with Sears' West line, South 00 deg. 37 min. 40 sec. West 657.58 feet to the point of beginning, containing 332,844 square feet or 7.64 acres, more or less.

Being the same property conveyed to CROWN INVESTMENT GROUP, a Tennessee general partnership, by Deed dated June 29, 1987, and executed by CARL E. SWANEY and wife, DOROTHY J. SWANEY and recorded in Book 7283, Page 266, Register's Office for Davidson County, TN.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Plan of Lanco Industrial Subdivision, Section 3, of record in Book 4595, Page 122, said Register's Office.

3. Easement of record in Book 3880, Page 68; Book 4081, Page 676; and Book 4245, Page 382, said Register's Office.

4. Subject to all matters shown on the Unrecorded Boundary & Topographic Survey done by Dale & Associates designated "Crown Ford" Project No. 10081 done November 18, 2010.

This is improved property known as: **646 Thompson Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee 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 land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

WITNESS my hand this 20th day of March, 2017.

CROWN INVESTMENT GROUP,
a Tennessee general partnership

By: 
Ronald B. Buchanan, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD B. BUCHANAN**, 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 he is the **MANAGING PARTNER** 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, at office, this 20th day of March, 2017.

Notary Public

My Commission Expires: 5-5-20

