THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

BILL GARRETT, Davidson County
Trans:T20170031638 DEEDWARRSP
Recvd: 04/17/17 10:13 4 pgs
Fees:23.00 Taxes:888.00
20170417-0036731

# SPECIAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Number(s): |
|---|---|---|
| Arnett Built LLC<br>124 Two Mile Pike<br>Goodlettsville, TN 37072 | Same | 026-01-0-106.00 |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ALPHA ENTERPRISES, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto ARNETT BUILT LLC, a Tennessee limited liability company ("Grantee"), its heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 124 Two Mile Pike, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to said Subject Property to Grantee, its heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through, or under Grantor only, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, this 13th day of April, 2017.

**GRANTOR:**

ALPHA ENTERPRISES, INC.

By: _____
Julie A. Yant, President

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Julie A. Yant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of ALPHA ENTERPRISES, INC., the within named bargainor, a Tennessee corporation, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 13 day of April, 2017.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

_____
Notary Public

My Commission Expires: 12/18/17

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00).

_____
AFFIANT

Sworn to and subscribed before me, this 13 day of April, 2017.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

_____
Notary Public

My Commission Expires: 12/18/17

## EXHIBIT A

## DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, Lot No. 2, on the Plan of Final Plat of the Bobby J. Goad, Sr. Property, as shown on the plat of record as Instrument No. 20121126-0107770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to ALPHA ENTERPRISES, INC., a Tennessee corporation, by deed from BOBBY J. GOAD, SR., of record as Instrument No. 20130211-0013695, said Register's Office.

## EXHIBIT B

## EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete land survey of the Subject Property.

4. Matters contained in plan of record as Instrument No. 20121126-0107770, said Register's Office.

5. Drainage Easement of record in Book 4912, page 661 and Book 4920, page 223, said Register's Office.

6. Easement Deed by Court Order in Settlement of Landowner Action - Lightnet Lines of record in Instrument No. 20140114-0003779, said Register's Office.

7. Title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Railroad.

8. Rights of upper and lower riparian owners to the flow of the water of unnamed creek free from diminution or pollution.

9. Rights and claims of parties in possession of the Subject Property.