SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041549 DEEDWARRSP
Recvd: 05/16/17 11:00 4 pgs
Fees:23.00 Taxes:2775.00

20170516-0048443

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bettie J. Winton, Trustee	SAME	087 00 0 086.00
(NAME)	(NAME)	
323 Union Street, Suite 400		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MUNOZ HOLDINGS, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BETTIE J. WINTON, Trustee

HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE THIRTEENTH COUNCILMANIC DISTRICT (4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

1. Davidson County Property taxes for the year 2017, a lien not yet due and payable.
2. The matters as shown on the Plat of Survey by Clint T. Elliott, TNRLS No. 2347, dated April 4, 2016, Project No. Central 14170:

3. Sewer line running East to West crossing northern portion of property, and
4. Electric and water utilities.

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. Wherever 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 11th day of May, 2017.

MUNOZ HOLDINGS, LLC, a Tennessee limited liability company

By: _____
Adam Munoz, Manager

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared ADAM MUNOZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of Munoz Holdings LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager.

Witness my hand, at office, this 11th day of May, 2017.

WILLIAM TIMOTHY HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

_____
Notary Public

My Commission Expires: _____

EXHIBIT A
Legal Description

LAND in the 13th Councilmanic District (4th Civil District) of Davidson County, Tennessee, more particularly described as follows:

From a point in the southerly margin of Central Pike, said point being the northwesterly corner of the J.W. Hatcher property as of record in Book 3343, Page 35, Register's Office for Davidson County, Tennessee; Thence, south 61°26' 59" west 226.41 feet to the point of beginning; thence, south 27° 4' 47" east 270.71 feet to a point; thence, south 0° 22' 5" east 277.89 feet to a point; thence, north 69° 36' 3" west 498.31 feet to a point; thence, north 3° 44' 33" east 35.95 feet to a point in the southerly margin of Central Pike; thence, around a gradual curve to the left along Central Pike with a delta of 16° 31' 48", a tangent of 188.51 feet and a radius of 1297.50 feet for a distance of 374.28 feet to a point; thence, continuing with the southerly margin of Central Pike north 61° 26' 59" east 328.95 feet to the point of beginning, and containing 4.26 acres, more or less.

Included therein but expressly excluded therefrom is the following described property:

LAND lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Murray D. Shanklin Engineering February 24, 1975, as follows, to wit:

Beginning at an existing iron pin in the southerly margin of Central Pike, said point being the northwest corner of the herein described property and the northeast corner of the property conveyed to E.W. Castleman and wife, Bertha Castleman, by deed of record in Book 4259, Page 273, Register;s Office for Davidson County, Tennessee; thence, in an easterly direction along the southerly margin of Central Pike a distance of 106.96 feet to an iron pin, thence, leaving Central Pike, south 11° 16' 40" east 72.60 feet to an iron pin; thence, north 84° 45' 20" west 121.77 feet to the point of beginning, containing 0.136 acres, more or less.

Also known as the following:

(SURVEY DESCRIPTION)

Being a parcel of land in the 12th Council District of Davidson County, Tennessee, said parcel being the James A. Boutwell property as recorded in Instrument (INST) #QC-00007362 0000225 Register's Office Davidson County, Tennessee (RODCT), said parcel having a 4170 Central Pike, Nashville, Tennessee 37076 address, said parcel having a parcel ID 08700008600, Davidson County Property Map and being generally described as south of and adjacent to Central Pike, west of S. New hope Road, north of Interstate 40, and east of Old Hickory Boulevard, said parcel being more particularly described as follows:

Beginning at an Iron Rod (Old) in the southerly right-of-way of Central Pike (a 70 foot right-of-way) being the northwest corner of the New Hope Baptist Church Property (Inst. #QC-20131231

0131185), said rod also being located South 64 degrees 08 minutes West for a distance of 633.6 feet from the intersection of the centerlines of said Central Pike and South New Hope Road, said rod also having Tennessee State Plane Coordinates (NAD 83-TN 4100) of Northing 669831.56, Easting 1795296.92:

Thence, leaving said southerly right-of-way of Central Pike and with the westerly line of said New Hope Baptist Church property South 21 degrees 10 minutes 29 seconds East for a distance of 270.88 feet to an Iron Rod (Old):

Thence, continuing with the westerly line of said New Hope Baptist Church South 05 degrees 55 minutes 38 seconds West for a distance of 278.69 feet to a 5/8" Iron Rod (Old) in the Northeasterly line of the Donna and Bobby Lee Cloyd property (Inst. #QC-19991209 0301338), said rod being the southwest corner of said New Hope Baptist Church property, said rod also having Tennessee State Plane Coordinates of Northing 669301.76, Easting 1795365.98;

Thence, leaving said Church property and with the northeasterly line of said Cloyd property North 63 degrees 24 minutes 47 seconds West for a distance of 480.33 feet to a 3/8" Iron Rod (Old);

Thence, continuing with the northeasterly line of said Cloyd property, North 78 degrees 26 minutes 48 minutes West, passing a concrete monument at 193.35 feet, for a total distance of 195.58 feet to a point, being the southeast corner of the Chris Pardue property (Inst. #QC-20091117 0105831);

Thence, leaving said Cloyd property and with the easterly line of said Pardue property North 05 degrees 22 minutes 04 seconds West for a distance of 71.26 feet to an Iron Rod (old) in the southerly right-of-way of said Central Pike, being the northeast corner of said Pardue property, said Rod having Tennessee State Plane Coordinates of Northing 669626.85, Easting 1794738.15;

Thence, leaving said Pardue property and with the southerly right-of-way of said Central Pike on a curve to the left, having a Radius of 1491.27 feet, an Arc Length of 270.65 feet, a Delta Angle of 10 degrees 23 minutes 55 seconds and being subtended by a Chord Bearing and Distance of North 72 degrees 43 minutes 12 seconds East, 270.28 feet to a point;

Thence, continuing with said right-of-way, North 67 degrees 31 minutes 15 seconds East for a distance of 325.41 feet to the point of beginning, containing 176,193 square feet or 4.045 acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record.

Being the same property conveyed to Munoz Holdings, LLC, a Tennessee Limited Liability Corporation, by deed of record in Instrument No. 20160418-0037389, Register's Office of Davidson County, Tennessee and by Quitclaim Deed of record in Instrument No. 20160418-0037390, Register's Office for Davidson County, Tennessee.

This is improved property known as 4170 Central Pike, Hermitage, Tennessee 37076