BILL GARRETT, Davidson County
Trans:T20170043705 DEEDWARR
Recvd: 05/23/17 11:06 4 pgs
Fees:23.00 Taxes:524.14
20170523-0051096

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,660.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Root and Judy Root, husband and wife, as joint tenants with rights of survivorship	James L. Root and Judy Root	01700016500 & 01700026700
	(NAME)	
P.O. Box 773	PO BOX 773	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070	Goodlettsville, TN 37070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Glenda Lee Chrisman and Gina Lee Treadway and Jonathan Allen Treadway and Lauren E. Wilson and OSI Holdings, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James L. Root and Judy Root, husband and wife, as joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:
BEING A TRACT OF LAND LYING IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY SOUTHERN RIGHT-OF-WAY (ROW) OF BRICK CHURCH PIKE, ON THE EAST BY J. P. STOMPER ETUX AS RECORDED IN BOOK 1915, PAGE 449, REGISTER'S OFFICE DAVIDSON COUNTY, (RODC), BOUNDED ON THE SOUTH BY JAMES L. ROOT AS RECORDED IN BOOK 8083, PAGE 567, RODC AND DONALD P. SOREY AS RECORDED IN BOOK 9866, PAGE 626 RODC AND ON THE WEST BY MYRON D. JOHNSON AS RECORDED IN BOOK 7685, PAGE 896, RODC AND LARRY PORTER AND MARGARET THOMPSON AS RECORDED IN BOOK 8407, PAGE 828 RODC AND ROBERT WAYNE LOCKHART AS RECORDED IN BOOK 1454, PAGE 550 RODC. TRACT BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A 1/2" FOUND IRON ROD IN THE SOUTHERN ROW OF BRICK CHURCH PIKE (ROW VARIES); BEING THE NORTHEAST CORNER OF TRACT BEING DESCRIBED; THENCE LEAVING SAID ROW S11° 45' 10" W 427.89 FEET TO A 1/2" FOUND IRON ROD; THENCE S41° 58' 53" W 742.87 FEET TO A 5/8" FOUND IRON ROD; THENCE S29° 17' 04" E 399.35 FEET TO A SET POINT IN THE CENTER OF A UNNAMED BRANCH; THENCE WITH SAID BRANCH S 15° 06' 37" 119.47 FEET TO A SET POINT; THENCE S 39° 51' 48" W 131.44 FEET TO A SET POINT; THENCE S 19° 37' 56" W 24.11 FEET TO A SET POINT; THENCE S 53° 56' 46" W 30.32 FEET TO A SET POINT; THENCE S 67° 13' 23" W 167.28 FEET TO A SET POINT; THENCE S 28° 11' 23" W 162.94 FEET TO A SET POINT; THENCE S 19° 23' 19" W 127.32 FEET TO A SET POINT; THENCE S 32° 47' 29" W 25.44 FEET TO A SET POINT; THENCE LEAVING THE UNNAMED BRANCH N 14° 16' 31" W 433.70 FEET TO A SET POINT; THENCE S 77° 22' 10" W 527.20 FEET TO A SET POINT; THENCE S 335° 59' 09" W 435.49 FEET TO A SET POINT; THENCE S 34° 11' 43" W 447.50 FEET TO A SET POINT; THENCE N 79° 52' 49" W 445.97 FEET TO A 3/4" FOUND IRON ROD; THENCE N 12° 13' 21" E 723.72 FEET TO A 3/4" FOUND IRON ROD; THENCE N 46° 37' 30" E 377.87 FEET TO A 5/8" FOUND IRON ROD; THENCE S 32° 36' 46" E 142.58 FEET TO A 5/8" FOUND IRON ROD; THENCE N 64° 24' 41" E 695.44 FEET TO A SET POINT; THENCE N 31° 45' 54" W 678.66 FEET TO A SET POINT; THENCE N 59° 07' 33" E 109.67 FEET TO A FOUND 1/2" IRON ROD; THENCE N 12° 37' 21" E 45.33 FEET TO A 1/2" FOUND IRON ROD; THENCE N 62° 39' 16" E 45.17 FEET TO A 1/2" FOUNDIRON ROD; THENCE N 64° 52' 55" E 265.36 FEET TO A 1/2" FOUND IRON ROD; THENCE N 78° 02' 25" E 52.50 FEET TO A 1/2" FOUND IRON ROD; THENCE N 18° 45' 54" W 366.37 FEET TO A SET POINT IN THE CENTER OF BRICK CHURCH PIKE PASSING A 1/2" FOUND IRON ROD AT 25.04 FEET; THENCE WITH SAID CENTER LINE N 74° 19' 11" E 126.17 FEET TO A SET POINT; THENCE WITH ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 6° 40' 14" AND A RADIUS OF 1495.00 FEET AND A LENGTH OF 174.05 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 77° 39' 18" E 173.95 FEET TO A SET POINT; THENCE LEAVING THE CENTER OF

BRICK CHURCH PIKE S 09° 00' 35" E 20.00 FEET TO A SET POINT IN THE SOUTHERN ROW OF SAID ROAD; THENCE WITH THE SOUTHERN ROW OF SAID ROAD ALONG A CURVE TO THE RIGHT HAVINF A CENTRAL ANGLE OF 3° 50' 19" AND A RADIUS OF 1475.00 FEET AND A LENGTH OF 98.82 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 82° 54' 34" E 98.80 FEET TO A SET POINT; THENCE N 82° 54' 34E 98.80 FEET TO A SET POINT; THENCE N 84° 49' 44" E 222.57 FEET TO A SET POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21° 19' 11" AND A RADIUS OF 897.41 A LENGTH OF 333.93 FEET AND A CHORD BEARING AND DISTANCE OF S 84° 30' 41" E 332.00 FEET TO A SET POINT; THENCE S 73° 51' 05" E 368.89 TO THE POINT OF BEGINNING.

INCLUDED IN ABOVE DESCRIBED DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM

BEING A TRACT OF LAND IN THE 10TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND A PORTION OF THE PROPERTY CONVEYED TO COMMERCE UNION BANK, TRUSTEE, IN DEED BOOK 5096, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY TOMMY E. WALKER, R.L.S. TN LIC. NO. 1465, DATED 02-08-10, AS FOLLOWS:

BEGINNING AT A P.K. NAIL IN TOP OF A WOOD FENCE POST, SAID P.K. BEING A COMMON CORNER TO JAMES L. ROOT IN DEED BOOK 8073, PAGE 567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE MOST WEST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID ROOT WITH A NEW LINE N 44 DEG. 49' 46" EAST, 1111.49' TO A SET IRO PIN & CAP; THENCE S 29 DEG. 17' 04" E, PASSING AN EXISTING IRON PIN AT 158.65' A COMMON CORNER OF STAMPER & ROOT 558.00' IN ALL TO A POINT IN THE CENTER OF AN UNNAMED BRANCH; THENCE WITH SAID BRANCH AND PREVIOUS SAID ROOT FOR THE NEXT EIGHT CALLS: S 15 DEG. 06' 37" W, 119.47'; THENCE S 39 DEG. 51' 48" W, 131.44'; THENCE S 19 DEG. 37' 56" W, 24.11'; THENCE S 53 DEG. 56' 46" W, 30.32'; THENCE S 67 DEG. 13' 32" W, 167.28'; THENCE S 28 DEG. 11' 23" W, 162.94'; THENCE S 19 DEG. 23' 19" W, 127.32'; THENCE S 32 DEG. 47' 29" W, 25.44'; THENCE NOW LEAVING SAID BRANCH S 14 DEG. 16' 31" W, 433.70' TO AN EXISTING IRON PIN & CAP; THENCE S 77 DEG. 22' 10" W, 527.10' TO THE POINT OF BEGINNING CONTAINING 10.00 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO COMMERCE UNION BANK, TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 22, 1971, BETWEEN WILLIAM E. TREADWAY AS GRANTOR, AND COMMERCE UNION BANK, AS TRUSTEE. WILLIAM E. TREADWAY SUBSEQUENTLY DIED FEBRUARY 21ST, 1974, AND AS PER PETITION AND AGREED ORDER DATED OCTOBER 19, 1991, WHICH PETITION AND ORDER ARE OF RECORD IN BOOK 8473, PAGE 655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID TRUSTS WERE TERMINATED AND TITLE TO SUBJECT PROPERTY VESTED IN GLENDA H. TREADWAY, NOW GLENDA H. TREADWAY CHRISMAN, A ONE-HALF UNDIVIDED INTEREST, TRACEY D. TREADWAY, NOW TRACEY TREADWAY ERWIN COTA, AN UNDIVIDED ONE-EIGHTH (1/8) INTEREST, MARC H. TREADWAY, AN UNDIVIDED ONE-EIGHT (1/8) INTEREST, GINA L. TREADWAY, AN UNDIVIDED ONE-EIGHTH (1/8) INTEREST, AND JONATHAN A. TREADWAY, AN UNDIVIDED ONE-EIGHT (1/8) INTEREST, THE GRANTORS HEREIN. GLENDA H. TREADWAY, NOW GLENDA H. TREADWAY CHRISMAN, JOINS IN THE HEREIN DEED AS CO-TRUSTEE, TO CONVEY ANY REMAINING INTEREST FROM SAID TRUSTS, IF ANY. TRACEY D. TREADWAY NOW BEING TRACEY TREADWAY HAVING SINCE CONVEYED HERE IN INTEREST TO SAID PROPERTY TO OSI HOLDINGS, LLC OF RECORD BY INSTRUMENT NO. 20170505-0044639, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARC H. TREADWAY HAVING SINCE DIED INTESTATE LEAVING HIS ONLY HEIR AS LAUREN WILSON.

TRACT 2:
A TRACT OF LAND LOCATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. ALLEN CRAWFORD, III, DATED MARCH 14, 1991, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE SOUTHERLY R.O.W. OF BRICK CHURCH PIKE AND BEING IN A NORTHERLY LINE OF THE PROPERTY CONVEYED TO COMMERCE UNION BANK BY DEED OF RECORD IN BOOK 5096, PAGE 003, R.O.D.C. TN, AND PROCEEDING AS FOLLOWS:
THENCE, WITH SAID R.O.W., EASTERLY AND WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 959.74 FEET, AN ARC LENGTH OF 278.09 FEET, AND A CHORD BEARING AND DISTANCE, SOUTH 84 DEGREES, 24 MINUTES, 41 SECONDS EAST, 277.12 FEET TO AN IRON PIN;
THENCE, CONTINUING WITH SAID R.O.W., SOUTH 76 DEGREES, 03 MINUTES, 42 SECONDS EAST, 464.63 FEET TO AN IRON PIN;
THENCE, CONTINUING WITH SAID R.O.W. AND EASTWARDLY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1430.99 FEET, AN ARC LENGTH OF 181.08 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES, 41 MINUTES, 13 SECONDS EAST, 180.96 FEET TO AN IRON PIN;
THENCE, LEAVING SAID R.O.W. AND WITH THE NORTH BOUNDARY OF THE PROPERTY CONVEYED TO JOHN P. STAMPER BY DEED OF RECORD IN BOOK 1915, PAGE 449, R.O.D.C., TN,

WARRANTY DEED
(Continued)

SOUTH 06 DEGREES, 04 MINUTES, 59 SECONDS WEST, 19.19 FEET TO AN IRON PIN;

THENCE, WITH SAID STAMPER AND SAID COMMERCE UNION BANK, NORTH 79 DEGREES, 56 MINUTES, 31 SECONDS WEST, 288.39 FEET TO AN IRON PIN;
THENCE, CONTINUING WITH SAID COMMERCE UNION BANK, NORTH 76 DEGREES, 36 MINUTES, 02 SECONDS WEST, 148.46 FEET TO AN IRON PIN;
THENCE, NORTH 78 DEGREES 53 MINUTES, 13 SECONDS WEST, 394.35 FEET TO AN IRON PIN;
THENCE, NORTH 86 DEGREES 54 MINUTES 51 SECONDS WEST, 90.38 FEET TO AN IRON PIN;
THENCE, NORTH 06 DEGREES, 33 MINUTES, 41 SECONDS EAST, 24.89 FEET TO THE BEGINNING AND CONTAINING 0.604 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GLENDA TREADWAY CHRISMAN, TRACEY TREADWAY ERWIN , GINA L. TREADWAY, JONATHAN A. TREADWAY AND MARC H. TREADWAY, BY DEED OF RECORD IN BOOK 9268, PAGE 777, PAGE 654 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID TRACY TREADWAY HAVING SINCE CONVEYED HER INTEREST IN SAID PROPERTY TO OSI HOLDINGS, LLC OF RECORD BY INSTRUMENT NO. 20170505-0044638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARC H. TREADWAY HAVING SINCE DIED LEAVING HIS ONLY HEIR AS LAUREN WILSON. TRACEY T. ERWIN NOW BEING TRACEY TREADWAY.

THIS PROPERTY CONTAINS LESS THAN 5 ACRES AND CANNOT BE CONVEYED AS DESCRIBED HEREIN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 47.22 Acres, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 18th day of May, 2017.

Glenda Lee Chrisman by Tracey Treadway
Glenda Lee Chrisman by Tracey Treadway, her
Attorney in Fact

Gina Lee Treadway by Tracey Treadway
Gina LeeTreadway by Tracey Treadway, her
Attorney in Fact

Jonathan A. Treadway by Tracey Treadway
Jonathan Allen Treadway by Tracey Treadway, his
Attorney in Fact

Lauren E. Wilson by Tracey Treadway
Lauren E. Wilson by Tracey Treadway, her
Attorney in Fact

OSI Holdings, LLC

BY: Tracey Treadway
Tracey Treadway, Manager

State of Georgia

WARRANTY DEED
(Continued)

County of Cobb

On this 18th day of May, 2017, before me, a Notary Public, in and for said County and State, personally appeared Tracey Treadway, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Glenda Lee Chrisman, Gina Lee Treadway, Jonathan Allen Treadway, and Lauren E. Wilson, acknowledged that such persons executed the same as the free act and deed of the said Tracey Treadway.

Witness my hand and seal, this 18th day of May, 2017.

Notary Public

My commission expires: 10-9-17

(SEAL)

MELINDA H WIGLEY NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 9, 2017

STATE OF Georgia

COUNTY OF Cobb

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tracey Treadway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of OSI Holdings, LLC, the within named bargainors, a corporation, and that such officers executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Manager.

Witness my hand this the 18th day of May, 2017.

Notary Public

My Commission Expires: 10-9-17

(SEAL)

MELINDA H WIGLEY NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 9, 2017

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072