THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20170048316 DEEDWARR
Recvd: 06/07/17 08:48 4 pgs
Fees:23.00 Taxes:4995.00
20170607-0056788

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
James A. Crossman 4420 Herbert Place Nashville, TN 37215	New Owner	034-15-0-051.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.

James A Crossman
Affiant

Subscribed and sworn to before me, this the 6th day of June 2017.

Dora A. Childress
Notary Public
My Comm. Expires: 7/8/20

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

BETTY M. PERALES, EXECUTRIX OF THE ESTATE OF PEDRO J. PERALES, DECEASED

exercising the power and authority vested in her, hereinafter called the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto

JAMES A. CROSSMAN

hereinafter called "GRANTEE", GRANTEE'S heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

(See Exhibit A attached hereto for a more complete and accurate legal description)

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth on Exhibit B attached hereto.

BEING improved property known as 1200 Northgate Business Pkwy, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTOR as Executrix only, and not individually, covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has the power and authority to convey it, and the same is unencumbered, unless otherwise herein set forth. GRANTOR as Executrix only, and not individually, does further covenant and bind herself, her successors and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and/or 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 hand this 06 day of June 2017.

BETTY M. PERALES, Executrix of the Estate of Pedro J. Perales

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Betty M. Perales, 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 Executrix of the Estate of Pedro J. Perales, deceased, and that she as such Executrix, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 6th day of June 2017.

NOTARY PUBLIC

My Commission Expires: March 8, 2021

SHANNON D WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Exhibit A
(to General Warranty Deed)

Legal Description

Land in Davidson County, Tennessee being Lot(s) 22 and 23, as shown on the map entitled Northgate Business Park, of record in Plat Book 6900, page 889, corrected in Book 8310, page 397, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PEDRO J. PERALES, by deed from NORTHGATE BUSINESS PARK ASSOCIATES, AN INDIANA LIMITED PARTNERSHIP, of record in Book 8247, page 259, dated November 19, 1990, said Register's Office.

Pedro J. Perales having since died on or about July 24, 2015. Pursuant to the Last Will and Testament of Pedro Juan Perales, Docket No. 15P-1783, Probate Court Davidson County, Tennessee, said property is to be administered as part of his estate with Betty M. Perales appointed as Executrix of the estate.

Exhibit B
(to General Warranty Deed)

Permitted Encumbrances

1. Davidson County real property taxes for 2017 and subsequent years. Taxes for 2017 prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 6900, page 889 and corrected by Book 8310, page 397, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7687, page 513, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement of record in Book 6728, page 125 and Book 6691, page 806, Register's Office for Davidson County, Tennessee.

5. Tenants in possession of the property pursuant to unrecorded lease agreements.