This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P17-0379-D

BILL GARRETT, Davidson County
Trans:T20170053118 DEEDWARR
Recvd: 06/21/17 10:57 2 pgs
Fees:13.00 Taxes:4347.50
20170621-0062438

WARRANTY DEED

Address of New Owners:
MarCor Properties
922 Harpeth Valley Place
Nashville, TN 37221

Send Tax Bills To:
SAME

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,
Robert A. Hendricks and wife, Beverly R. Hendricks

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
MarCor Properties, a Tennessee general Partnership

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot One: Beginning at an iron pin on the West right of way of Old Hickory Boulevard, said point being 746.70 feet South of the right of way of Charlotte Pike (Us Highway 70), Thence with Old Hickory Boulevard, South 04 degrees 01 minutes 18 seconds East 97.96 feet to an iron pin in the Southeast corner of lot 1 on the Laura Ellen Subdivision (unrecorded); thence North 85 degrees 14 minutes 57 seconds West 235.30 feet to an iron rod, the Southwest corner of lot one. Thence with the west line of lot one, North 11 degrees 48 minutes 06 seconds East 88.48 feet to an iron rod. Thence with north line of lot one South 87 degrees 42 minutes 41 seconds East 209.69 feet to the point of beginning, containing 20,539.72 square feet or 0.47 acres by survey dated April 29, 1999 by H & H Surveying, Inc., RLS #213.

Lot Two: Beginning at an iron pin on the West right of way of Old Hickory Boulevard, said point being 844.66 feet South of the right of way Charlotte Pike and being the Southeast corner of lot one. Thence with Lot One's South line, North 85 degrees 14 minutes 57 seconds West 235.30 feet to the Southwest corner of Lot One and the point of beginning of Lot Two and the point of beginning of Lot Two, thence with Lot Twos' South line. North 85 degrees 14 minutes 57 seconds West. Thence with a fence line North 04 degrees 47 minutes 37 seconds West 155.28 feet to a fence post. Thence with a fence line North 61 degrees 59 minutes 19 seconds East 268.88 feet to an iron rod. Thence North 09 degrees 31 minutes 10 seconds West 211.52 feet to an iron rod in the South right of way Charlotte Pike (US Highway 70). Thence with South right of way, North 51 degrees 35 minutes 35 seconds East 34.26 feet to an iron rod, the Northeast corner of Lot Two. Thence with the East line of Lot Two, South 09 degrees 31 minutes 10 seconds East 453.24 feet to an iron rod, the North West corner of Lot One. Thence with Lot Ones West line South 11 degrees 48 minutes 06 seconds West 88.48 feet to the point of beginning, containing 74,936.67 square feet by survey dated April 29, 1999 by H & H Land Surveying, Inc. RLS #213.

Being the same property conveyed to Robert A. Hendricks and wife, Beverly R. Hendricks by deed from David P Hendricks, Jr. and Nicholas Hendricks as Heirs of the Estate of David P. Hendricks, and Robert A. Hendricks as Administrator of the Estate of David P. Hendricks, dated April 4, 2002 and of record in Instrument No. 20020409-0043642, in the Register's Office of Davidson County, Tennessee.

As to Lot One: This property is subject to the right of way of Old Hickory Boulevard.

As to Lot Two: This property is subject to the right of way of Charlotte Pike.

This property is subject to a Dedication of Public Utilities Easement in favor of Harpeth Valley Utilities of record in Book 6528, Page 612, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Ingress and Egress Easement of record in Instrument No. 20150408-0030896, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Sewer Line in favor of Harpeth Valley Utilities of record in Book 7543, page 781, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 651 Old Hickory Boulevard/7415 Charlotte Pike, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2017 Davidson County Taxes which have been assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hands this the 16th day of June, 2017.

Robert A. Hendricks

Beverly R. Hendricks

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 Robert A. Hendricks and wife, Beverly R. Hendricks, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of June, 2017.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: March 3, 2020

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2017.

Notary Public

My Commission Expires: 3/20/20

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Map: 114
Parcel: 117.00