Davidson County DEEDWARRSP
Recvd: 06/30/17 14:34 5 pgs
Fees:28.00 Taxes:1110.00
20170630-0066252

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNERS:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
The Madison Suburban Utility District of Davidson County 108 West Webster Street Madison, TN 37115	New Owner	51-8-9 51-4-179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Steven T. Wade
AFFIANT

PEGGY J. SHOAF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 28th day of June, 2017.

Peggy J. Shoaf
Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged MARY B. CROSSMAN, a single woman ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto THE MADISON SUBURBAN UTILITY DISTRICT OF DAVIDSON COUNTY, TENNESSEE, a Tennessee public benefit corporation ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 936 Gallatin Pike, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good

right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 30th day of June, 2017.

GRANTOR:

MARY B. CROSSMAN
Mary B. Crossman

BY: Mark Robbins
Mark Robbins, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall a Notary Public in and for said State and County, the within named Mark Robbins, as attorney-in-fact for and on behalf of MARY B. CROSSMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. .

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 29th day of June, 2017.

Jan Minshall
NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

MY COMMISSION EXPIRES:
11-6-17

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT NO. 1

Legal Description of a parcel located in the 19th Civil District of Davidson County, Tennessee, described more precisely as follows:

Begin at a PK nail set (PKS) at the intersection of the north r/w (50') of West Webster Street and west r/w (80') of Gallatin Pike; thence with the west r/w of Gallatin Pike N 25 45' 50" E 242.46 feet to an iron pin set (IPS); thence leaving Gallatin Pike and with the south line of Madison Square Shopping Center for the following eight (8) calls; N 69 16' 37" W 21.94 feet to an IPS at the wall of a building; thence with the building line passing the northeast corner of the building N 25 28' 23" E 2.14 feet to a IPS; thence paralleling the north face of the building while being one foot plus or minus from the actual face of the building and passing the northwest corner of the building N 64 02' 09" W 112.54 feet to a IPS; thence S 31 08' 58" W 11.07 feet to a PK nail found (PKF); thence running up the creek bed N 67 35' 31" W 333.57 feet to a IPS leaving the creek at 255 feet; thence N 24 00' 43" E 20.70 feet to a IPS; thence N 53 45' 44" W 34.58 feet to a IPF; thence leaving N 53 45' 44" W 177.55 feet to a IPF; thence leaving the above line and following the Gerald Farris property for the next three calls: S 17 02' 47" W 8.60 feet to a IPF; thence continue S 53 54' 05" E 176.38 feet to a IPF; thence S 23 41' 05" W 229.74 feet to a concrete monument found in the north r/w of West Webster Street; thence with the north margin of West Webster Street for two calls; S 64 00' 00" E 302.58 feet to a concrete monument found; thence S 64 00' 00" E 191.93 feet to the point of beginning.

Less and except the following:

Tract A of the subdivision of the James and Mary Crossman property of record in Instrument No. 20010508-0047136, Register's Office for Davidson County, Tennessee.

TRACT 2

Tract A of the Subdivision of the James and Mary Crossman property of record in Instrument No. 20010508-0047136, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description hereof.

Being the same property conveyed to Mary B. Crossman by quitclaim deed from James Alvin Crossman of record in Instrument No. 20121031-0099987, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TITLE EXCEPTIONS

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

3. All matters as shown on that certain plat of record in Instrument No. 200105080047136, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8850, page 493, in the Register's Office for Davidson County, Tennessee.

5. Memorandum of Lease Agreement by and between Jim A. Crossman and Mary L. Crossman (Landlord) and GTE Mobilnet of Nashville Incorpoated, a corporation of the State of Washington, of record in Instrument No. 200002280019021, in the Register's Office for Davidson County, Tennessee; as assigned by Assignment and Assumption Agreement of record in Instrument No. 200207220087632, in said Register's Office; as further assigned by Assignment of Lease of record in Instrument No. 201003300023607, in said Register's Office.

6. Ground Lease by and between Jim Crossman Realty and Holmes Outdoor Advertising of record in Instrument No. 200009120090380, in the Register's Office for Davidson County, Tennessee.

7. Short Form Memorandum of Lease by and between Jim Crossman Realty and Pinnacle Media, LLC, an Indiana limited liability company, of record in Instrument No. 200203270037747, in the Register's Office for Davidson County, Tennessee.

8. Grant of Easement of record in Instrument No. 201003300023606, in the Register's Office for Davidson County, Tennessee.

9. Notice of Land Use Restrictions of record in Instrument No. 201604200038456, in the Register's Office 'for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

