SEND TAX BILLS TO NEW OWNER:
Hollingsworth Family Ltd Partnership
P.O. Box 29
Springfield, TN 37172

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Richert & Dilliha, PLLC
Springfield, Tennessee

Davidson County DEEDWARR
Recvd: 06/30/17 16:08 4 pgs
Fees:22.00 Taxes:0.00
20170630-0066386

Map & Parcel:
082-10-0-038.00 (p/o)

THIS DEED OF CONVEYANCE, executed and delivered by **LARRY F. FERRELL**, married, hereinafter called the Grantor, to **HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP**, a Tennessee Registered Limited Partnership, hereinafter called the Grantee; WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, successor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a new iron pin in the west margin of N 1st Street, said iron pin being the northeast corner of the Virah Corporation Property (DB 8820, Page 338, RCDCT); thence leaving margin of said road along said property North 84 Degrees 40 Minutes 12 Seconds West 210.39 feet to a new iron pin; thence North 05 Degrees 20 Minutes 40 Seconds East 143.62 feet to an existing spike in the south margin of Spring Street; thence along margin of said road with a curve turning to the right with an arc length of 53.66 feet, with a radius of 662.20 feet, and with a chord of South 85 Degrees 59 Minutes 15 Seconds East 53.65 feet to a new iron pin; thence South 83 Degrees 39 Minutes 58 Seconds East 115.87 feet to a new iron pin; thence South 33 Degrees 03 Minutes 02 Seconds East 48.64 feet to a new iron pin in the west margin of N 1st Street; thence along margin od said road with a curve turning to the left with an arc length of 105.44 feet, with a radius of 496.08 feet, and with a chord of South 00 Degrees 29 Minutes 23 Seconds East 105.24 feet to the point of beginning and containing an area of 0.65 acres as surveyed by James Weakley, RLS 1596 of Weakley Brothers Engineering on April 18, 2017. Job No. 17-078

Connie Stroud, Register
Robertson County Tennessee
Rec #: 267013 Instrument #: 318384
Rec'd: 15.00 Recorded
State: 2604.80 6/30/2017 at 1:19 PM
Clerk: 1.00 in Record Book
Other: 2.00 1749
Total: 2622.80 Pgs 719-721

PERMITTED ENCUMBRANCES: The above-described property is conveyed subject to the following:

1. **Real estate taxes for 2017, a lien, but not yet due and payable, and future years.**
2. **Governmental zoning, building and subdivision laws, ordinances and regulations.**
3. **Subject to easements, setback lines, encroachments, notes and all other matters shown on the unrecorded Property Survey for Hollingsworth Oil Company, by James. Weakley, RLS 1596 of Weakley Brothers Engineering dated April 18, 2017. Job No. 17-078, including but not limited to the following matters:**
   - **(a) Encroachment matters as to that fence located near the westerly boundary line of the subject property, which fence is shown on the survey to be located on the Virah Corporation property, and ownership matters as to the property located between the westerly boundary line and the fence.**
   - **(b) Encroachment of part of the concrete curbing onto the Virah Corporation property near the northwestern corner of the subject property.**
   - **(c) Overhead wires and poles located along the northerly and southerly boundary lines of the subject property.**
   - **(d) An 18-inch sanitary sewer line which bisects the subject property.**
   - **(e) A 42-inch drainage pipe, which bisects the subject property.**
   - **(f) Area drains and sewer manholes, as shown on said survey.**
   - **(g) Rights of the public in and to that abandoned road located on the southern portion of the subject property, closed by Council Bill #69-1031, and all retained easement rights therein.**
4. **Subject to easements, setback lines, notes, environmental and conservation notes and all matters shown on subdivision plat appearing of record in Plat Book 1, Page 10, Deed**

Book 11, page 295 and Book 4350, page 131, Register's Office for Davidson County, Tennessee.

5. **Subject to the easements and all terms and conditions set out in that Dedication of Easement for Storm Sewers and/or Sanitary Sewers recorded in Book 4444, Page 571, Register's Office for Davidson County, Tennessee.**
6. **Subject to the easements and all terms and conditions set out in that Dedication of Easement for Storm Sewers and/or Sanitary Sewers recorded in Book 4603, Page 572, Register's Office for Davidson County, Tennessee.**

Being a portion of that property conveyed to Larry F. Ferrell by deed from Restructure Partners, LLC, a Florida Limited Liability Company, of record in Instrument No. 20040614-0069691, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, successor and assigns.

The Grantor further covenants with the Grantee, successor and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Nancy Ferrell, spouse of Larry F. Ferrell, joins in this conveyance for the sole purpose of conveying, without warranties of title, any right, title and interest she may have in and to the property described herein, marital or otherwise.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the dates of the notary acknowledgments below.

Larry F Ferrell
LARRY F. FERRELL

Nancy E Ferrell
NANCY FERRELL

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry F. Ferrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 29 day of June, 2017.

My Commission Expires: 06-10-2019

NOTARY PUBLIC

CLYDE W. RICHERT, III
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. 06-10-2019
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Ferrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 29 day of September, 2017.

My Commission Expires:_____

ROBERTSON COUNTY CLYDE W. RICHERT, III STATE OF TENNESSEE NOTARY PUBLIC EXP 06-10-2019

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$704,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before ~~me~~ this the 29 day of ~~October, 2013.~~ September, 2017

My Commission Expires:_____

NOTARY PUBLIC ~~/Register~~

ROBERTSON COUNTY CLYDE W. RICHERT, III STATE OF TENNESSEE NOTARY PUBLIC EXP 06-10-2019

Certificate of Authenticity

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)