ADDRESS NEW OWNER AS:
William C. Gifford Jr.
3594 Oakland Rd
Springfield TN 37172

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

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 07/06/17 14:23 3 pgs
Fees:18.00 Taxes:3145.00
20170706-0068081

Map 096 – 02 - 0
Parcel 015.00 and 016.00

THIS DEED OF CONVEYANCE, executed and delivered by **HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP,** a Tennessee Limited Partnership, hereinafter called the Grantor, to **WILLIAM C. GIFFORD, JR.**, 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, heirs and assigns, a certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Tract 1:
Being parts of Lots Nos. 2, 3 and 4 on the Plan of the E. B. Graves Land, as of record in Plat Book 2, Page 90, Chancery Court at Nashville, described according to a survey made by Z. J. Wilkinson, Surveyor, August 1, 1953, as follows:

Beginning at an iron pin on the southerly margin of Lebanon Pike, the northwest corner of the property conveyed to Sidney W. Stowell by deed from Jas. E. Covington, Clerk and Master, of record in Book 1580, Page 591, Register's Office for said County; thence with the westerly line of said Stowell Property South 18 deg. 25' East 179.5 feet to an iron pin and South 3 deg. 1' West 138.0 feet to the northeast corner of the property conveyed to Sidney W. Stowell by deed from Nita Browning Harrison, of record in Book 2156, Page 209, said Register's Office; thence with the northerly line of the last mentioned Stowell tract South 84 deg. 30' West 56 feet; thence North 3 deg. 10' East 17.87 feet; thence North 17 deg. 45' West 259.4 feet to the southerly margin of Lebanon Pike; thence with said pike North 57 deg. 26' East 89.6 feet to the point of beginning.
Included in the above described property, but specifically excluded from this conveyance is that portion of the property conveyed to the State of Tennessee, of record as Instrument No. 20020219-0020652, Register's Office for Davidson County, Tennessee.

Tract 2;
Beginning at a point on the southerly margin of Lebanon Pike at the northeast corner of a tract of land conveyed to Lebanon Road Land Company by deed of record in Book 3573, Page 455, in the Register's Office for said County; thence with the southerly margin of said Pike north 57 degrees 26 minutes east 150 feet to an iron pin; thence south 17 degrees 45 minutes east 259.4 feet to an iron pin; thence south 3 degrees 10 minutes west 17.87 feet to an iron pin; thence south 84 degrees 30 minutes west 56 feet to an iron pin in the east line of another tract of land conveyed to said Lebanon Road Land Company by deed of record in Book 3619, Page 609, said Register's Office; thence with the east line of same north 2 degrees east 43.7 feet to an iron pin; thence with the north line of same north 89 degrees west 93.5 feet to an iron pin; thence north 21 degrees 30 minutes west along the east line of the tract of land conveyed to Lebanon Road Company as recorded in Book 3573, Page 455, a distance of 155 feet to the beginning.

Tracts 1 and 2 being the same property conveyed to Hollingsworth Family Limited Partnership, a Tennessee Limited Partnership, by deed from Kingsland Properties, L.P., a Tennessee Limited Partnership, of record as Instrument No. 20051215-0150567, said Register's Office.

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

The Grantor further covenants with the Grantee, heirs and assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

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

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

IN WITNESS WHEREOF, the Grantor has hereunto set its signature this the 5th day of July, 2017.

Hollingsworth Family Limited Partnership

By: _____
RONNIE HOLLINGSWORTH,
General Partner

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Ronnie Hollingsworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Hollingsworth Family Limited Partnership, the within named bargainor, a Tennessee Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand and official seal at office, this 5th day of July, 2017.

_____
Notary Public

My Commission Expires _____

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires Dec 22, 2018

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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 **$850,000.00** 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 5th day of July, 2017.

_____
NOTARY PUBLIC/Register

My Commission Expires _____

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires Dec 22, 2018

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)