BILL GARRETT, Davidson County
Trans:T20170077036 DEEDWARR
Recvd: 09/01/17 15:00 4 pgs
Fees:23.00 Taxes:7585.00
20170901-0090336

PREPARED BY:
HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

Urban Divide Development, LLC
9307 Chevoit Dr
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map/Parcel
162-41

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Old Hickory Buildings, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Urban Divide Development, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> A tract of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee described according to a survey made March 23, 1935, by Erle Drake, County Surveyor, Davidson County, Tennessee, as follows:
>
> Beginning at an intersection of the center lines of the Rough Rock Church Pike or Hobson Road and a County Road; and running thence North 88° West, with the center of the said Pike or Road, 448'; thence North 10° East, 328' to a strike; thence South 88° East 409' to a stone opposite the center of the said Road as it turns northeasterly; and thence South 2° West, crossing the northerly margin of said County Road, and with the center of the said road 325' to the beginning, containing 3.19 acres, more or less.

Included but expressly excluded a tract of land conveyed to State of Tennessee of record in Book 7826, page 499, in the Register's Office for Davidson County, Tennessee.

The above referenced parcel is subject to the following: general or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 162-00-0-41.00; Davidson County taxes for 2016, Map-Par. 162-00-0-041.00, $14,749.26, paid; easements retained by the State of Tennessee as set forth in the instrument of record in Book 7826, page 499, said Register's Office; title to that portion of the premises embraced within the bounds of any streets, roads or highways.

Being the same property conveyed to Old Hickory Buildings, LLC by deed from Ben Grover Maxwell, Sr. and the Estate of Walter Maxwell Battle, Sr. of record as Instrument No. 20140414-0030814, dated July 28, 2013, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, matters of record, easements and rights of way for public utilities.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except for the 2017 property taxes which have been prorated between the parties.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS OUR HANDS on this the 31st day of August, 2017.

"GRANTOR"

OLD HICKORY BUILDINGS, LLC, a
Tennessee limited liability company

By: _____

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian Berryman, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Chief Manager of Old Hickory Buildings, LLC, a Tennessee limited liability company and he as such Chief Manager, being authorized so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS MY HAND and official seal at my office on this the 31st day of August, 2017.

NOTARY PUBLIC

My commission expires: 12/1/20

JENNIFER GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,050,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 1 day of September, 2017.

NOTARY PUBLIC

My commission expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY