THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2016-1228

Bill Garrett Davidson County
Batch# 3794 DEEDWARRSP
09/22/2017 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20170922-0097484

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
George Tadrous Gerges 1236 Buckingham Circle Franklin, TN 37064	Same	118-02-0-160.00

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00

Affiant

Subscribed and sworn to before me this the 21st day of Sept., 2017

Notary Public

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **C. Dewees Berry, IV and Douglas Berry and William Tyler Berry and Mary Susan Berry Kennedy and Amanda McNairy Berry Moody as devisees under the Will of C. Dewees Berry, III (Deceased)** hereinafter called "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto **George Tadrous Gerges, a married person**, hereinafter called "GRANTEE," their heirs, successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Land in the 7th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron stake at the intersection of the west right of way line of Franklin Road, as widened, and the north right of way of Kirkwood Lane f/k/a Vaulx Lane; thence with the north right of way of Kirkwood Lane S 75deg 39' W 146.75 feet to an iron stake on the easterly margin of a 20' alley; thence with the easterly margin of said alley N 19 deg 00' W 100.5 feet to an iron stake at the southwest corner of the Crescent Amusement Company land; thence with the Crescent Amusement Company's line N 75 deg 39' E 146.75 feet to an iron stake in the west right of way of Franklin Road, as widened; thence with the said right of way as widened S 19 deg00' E 100.5 feet to the beginning, containing 14,699 square feet, according to survey dated June 1, 1959, by Wm. Collier Parrish Associates, Civil Engineers, Nashville, Tennessee.

Being part of the property inherited by C. Dewees Berry, III from his father W.T. Berry and the same property leased originally to Standard Oil Company of Louisiana all as described in Decree of record in Minute Book 144, page 124, Chancery Court of Davidson County, TN. And being part of the property devised to the Grantors by will of C. Dewees Berry, III, a certified copy of which is of record in Instrument No.
____20170922009747 9_____, Register's Office of Davidson County, Tennessee.

The Property is transferred and Grantor's covenants of title are made subject to these limitations, restrictions, and encumbrances: Matters not arising through or under Grantors ; If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. Grantors have no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq. 2017 tax a lien on 01/01/2017 but not yet due and payable. Right of Way Easement Agreement of record in Book 5377, Page 155, in the Register's Office for Davidson County, Tennessee and such state of facts as an accurate survey and inspection of the real property would disclose.

Grantee is the current tenant and has been the tenant of the real property for several years, and acknowledges that (a) some or all of the buildings and improvements thereon are old and in need of repair or replacement, and (b) the real property has been operated as a gasoline filing station and/or service station for many years. Grantee accepts this real property in "as is" physical and environmental condition, and hereby releases and discharges Grantor from any and all liability for any defects, impairments, and/or other conditions arising from and/or related to use of the real property prior to purchase, including without limitation the presence in, on or under the real property (whether originating or migrating thereon) of contaminants such as petroleum, solvents, or other hazardous or regulated wastes, materials or substances.

This is improved property known as 2609 Franklin Pike, Nashville, TN 37204-3029.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or

suffered by Grantor, except as listed herein and except as qualified by the representations and limitations as expressly provided for hereby; and except as provided above GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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 its hand this, the 21st day of Sept, 2017

GRANTOR:

C . Dewees Berry, IV

Douglas Berry by C. Dewees Berry, IV, his attorney in fact

William Tyler Berry by C. Dewees Berry, IV, his attorney in fact

Mary Susan Berry Kennedy by C. Dewees Berry, IV, her attorney in fact

Amanda McNairy Berry Moody by C. Dewees Berry, IV, her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C . Dewess Berry, IV, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of Sept, 2017.

Notary Public My Comm Expires: 7-11-2020

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, C . Dewees Berry, IV, Attorney-in-Fact for Douglas Berry and William Tyler Berry and Mary Susan Berry Kennedy and Amanda McNairy Berry Moody, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Douglas Berry and William Tyler Berry and Mary Susan Berry Kennedy and Amanda McNairy Berry Moody, as his/her free act and deed for the purposes therein contained, said Powers of Attorney of record in Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 21st day of Sept, 2017.

Notary Public My Comm Expires: 7-11-2020

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021