WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-DP-17-300-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Unique Omega LLC	**New Owner**	
(NAME) **1516 Hampton St.**	Bill Garrett Davidson County DEEDWARR Batch# 33013 3 pgs 12/04/2017 03:03:40 PM Fees: $18.00 Taxes: $2,867.50 20171204-0123513	**019-13-0-074.00** **019-13-0-097.00** **019-13-0-098.00**
(ADDRESS) **Nashville, TN 37207**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNETTE R. WILSON, SUCCESSOR TRUSTEE OF THE CHARLES A. WILSON TRUST AND FRANCES A. STONE, INDIVIDUALLY AND ANNETTE R. WILSON, INDIVIDUALLY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UNIQUE OMEGA LLC, A TENNESSEE LIMITED LIABILITY COMAPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1 (300 Cartwright St.): Land in Davidson County, Tennessee, being Lot No. 1 on the First Revision of Lots 14, 15, 23 & 24 R.A. Cartwright's Heirs of record in Instrument Number 20020103-0001160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2 (300 E. Cedar St.): Land in Davidson County, Tennessee, being Lot No. 5 on the Map showing subdivision of R.A. Cartwright's Heirs at Goodlettsville, Tennessee of record in Plat Book 421, pages 144 and 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 3 (302 E. Cedar St.) Land in Davidson County, Tennessee being in the 10th Civil District located in the Long Hollow Pike on the outskirts of the Village of Goodlettsville. Beginning at a point in Long Hollow Road and the southeast corner of Dale Pennuel's (now C.A. Sowell) property; thence, with said Sowell's line, north 190 feet to the corner of J.C. Leeman and C.A. Sowell's; thence east with J.C. Leeman's line 104 feet, more or less, to the northwest corner of the property condemned unto the State of Tennessee by Final Consent Judgment of the Third Circuit Court of Davidson County, Tennessee, in its proceedings styled "State of Tennessee, ex rel, vs. William H. Seaton, et al., Docket. No. A-3227, of record in Minute Book 84-B, page 1130, in the Clerk's Office for said Court, a certified copy of which was recorded in Book 4222, page 224, said Register's Office; thence, with the westerly line of said property condemned unto the State of Tennessee, South 21 degrees, 23 minutes, 50 seconds East 196 feet, more or less, to the northerly margin of Long Hollow Pike; thence, along the northerly margin of said Pike westerly 114 1/4 feet, more or less, to the beginning.

Tract 1: Being a part of the same property conveyed to Charles A. Wilson and Clarence Stone, as tenants in common by Warranty deed from Old Hickory Tool and Die Company, Inc. of record in Book 4733, page 810, Register's Office for Davidson County, Tennessee, dated July 20, 1973 and recorded on August 3, 1973. Being a part of the same property conveyed to Frances A. Stone, a one half interest by Executor's Quitclaim deed from Frances A. Stone, Executrix of the Estate of Clarence Stone, Jr. of record in Instrument No. 20160311-0023308, as corrected by Affidavit of Deed Preparation of record in Instrument No. 20160404-0031414, Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 11, 2016. and Being a part of the same property conveyed to Anette R. Wilson, an undivided one half interest by Quitclaim deed from Charles A. Wilson of record in Book 8819, page 933, Register's Office for Davidson County, Tennessee, dated December 3, 1992 and recorded on December 21, 1992. (Being also known as 300 Cartwright St. Goodlettsville, Tennessee 37072).

Tract 2: Being a part of the same property conveyed to Clarence Stone and Charles A. Wilson, to each a

one-half undivided interest by Warranty deed from Maggie J. Sowell, a widow of record in Book 4733, page 489, Register's Office for Davidson County, Tennessee, dated May 5, 1972 and recorded on August 2, 1973. and Being a part of the same property conveyed to Frances A. Stone, a one half interest by Executor's Quitclaim deed from Frances A. Stone, Executrix of the Estate of Clarence Stone, Jr. of record in Instrument No. 20160311-0023307, as corrected by Affidavit of Deed Preparation of record in Instrument No. 20160404-0031415, Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 11, 2016. The said Charles A. Wilson having since died testate on 9/4/99. The Last Will and Testament was filed in Docket# 2000P-166, Probate Court for Sumner County, Tennessee. Saild Will devised the property to The Charles A. Wilson Trust. Charles A. Wilson was the original Trustee, but said Trust named Annette R. Wilson as the Successor Trustee.(Being also known as 300 E. Cedar St. Goodlettsville, Tennessee 37072).

Tract 3: Being a part of the same property conveyed to Clarence Stone and Charles A. Wilson, by Warranty deed from Dillard K. Mullinax and wife, Della E. Mullinax of record in Book 5440, page 705, Register's Office for Davidson County, Tennessee, dated May 22, 1979 and recorded on May 25, 1979. and Being a part of the same property conveyed to Frances A. Stone, a one half interest by Executor's Quitclaim deed from Frances A. Stone, Executrix of the Estate of Clarence Stone, Jr. of record in Instrument No. 20160311-0023306, as corrected by Affidavit of Deed Preparation of record in Instrument No. 20160404-0031416, Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 11, 2016. The said Charles A. Wilson having since died testate on 9/4/99. The Last Will and Testament was filed in Docket# 2000P-166, Probate Court for Sumner County, Tennessee. Saild Will devised the property to The Charles A. Wilson Trust. Charles A. Wilson was the original Trustee, but said Trust named Annette R. Wilson as the Successor Trustee. (Being also known as 302 E. Cedar St. Goodlettsville, Tennessee 37072).

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20020103-0001160, Register's Office of Davidson County, Tennessee. (Tract 1)
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 144 and 145, Register's Office for Davidson County, Tennessee. (Tracts 1, 2 and 3)
- Easement to Madison Utility District of Davidson County, Tennessee of record in Instrument Number 20041008-0121682, in the Register's Office for Davidson County, Tennessee. (Tract 2)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **300 Cartwright St. & 300-302 East Cedar St., Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 30th DAY OF NOVEMBER, 2017.

Annette R. Wilson

Annette R. Wilson

Frances A. Stone

Frances A. Stone

The Charles A. Wilson Trust

BY: Annette Wilson
Annette Wilson
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNETTE R. WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES A. STONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNETTE WILSON, SUCCESSOR TRUSTEE of THE CHARLES A. WILSON TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of November, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212