Bill Garrett Davidson County
Batch# 38853 DEEDWARRSP
12/18/2017 02:32:47 PM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20171218-0128734

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Bell Road Partners 400 Collins Park Dr., Antioch, TN 37013	Bell Road Partners 400 Collins Park Dr., Antioch, TN 37013	Parcel No. 163-00-0-087.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SHELIA E. LAWSON**, an individual (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **BELL ROAD PARTNERS,** a Tennessee general partnership (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of December, 2017.

GRANTOR:

Shelia E. Lawson

Shelia E. Lawson

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shelia E. Lawson, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained, by signing her name.

Witness my hand and official seal this 15th day of December, 2017.

My Commission Expires:

3/3/20

Notary Public

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020

STATE OF Tennessee

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $900,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Jayesh D. Patel

Affiant

Sworn to and subscribed before me,
this 15th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: March 3, 2020

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Bellwood Acres, of record in Plat Book 4460, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BOBBY G. LAWSON, by deed from EXXON EDUCATION FOUNDATION, A NOT FOR PROFIT CORPORATION, of record in Book 7328, page 291, dated July 10, 1987, said Register's Office. The said BOBBY G. LAWSON having since died. The Last Will and Testament of BOBBY G. LAWSON, of record as part of Docket No. 11-P-98-2143 in the Chancery Probate Court for Williamson County, Tennessee, devised the subject property to SHELIA E. LAWSON.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2017 and subsequent years, a lien now due and payable but not yet delinquent.
2. Matters shown on the Plan of record in Plat Book 4460, page 195, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5167, page 273, said Register's Office.
4. Ingress/Egress Easement as set forth in the instrument of record in Book 4677, page 234, said Register's Office.
5. Perpetual Right of Way and Easement established by the Order of record as Instrument No. 20140114-0003779, said Register's Office.
6. Title to that portion of the premises, if any, embraced within the right-of-way of L & N Railroad Railroad.
7. Lack of direct access to and from controlled access highway.