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|---|---|
| Bill Garrett Davidson County<br>Batch# 39832 DEEDWARR<br>12/20/2017 10:14:05 AM 3 pgs<br>Fees: $18.00 Taxes: $832.50<br>20171220-0129493 | State of Tennessee<br>County of Sumner<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF DECEMBER, 2017.<br>Notary Public<br>MY COMMISSION EXPIRES: 9/15/2021<br>MICHELLE LEE SUMNER STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY |

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>O'REILLY AUTOMOTIVE STORES, INC<br>Attn: Property Management | SEND TAX BILLS TO:<br>New Owner | MAP/PARCEL<br>02200002900 |
|---|---|---|
| c/o Sylvia Bernard (NAME) | (NAME) | |
| Po Box 1156 (ADDRESS) | (ADDRESS) | |
| Springfield MO 65801 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, **NORMA P. HARVISON,** HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **O'REILLY AUTOMOTIVE STORES, INC.**, A MISSOURI CORPORATION, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**SEE EXHIBIT A, ATTACHED HERETO**

BEING THE SAME PROPERTY CONVEYED TO NORMA P. HARVISON BY EXECUTOR'S QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20131003-0103935, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS COMMONLY KNOWN AS 7194 WHITES CREEK PIKE, JOELTON, TENNESSEE, 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions, plats and easements of record.

GRANTOR further covenants and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my hands this 18th day of December, 2017.

Norma P. Harvison

Norma P. Harvison

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Norma P. Harvison, with whom I am personally acquainted or who proved her identity to me, and made oath that she executed the foregoing instrument for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 18th day of December, 2017.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**EXHIBIT A**
**LEGAL DESCRIPTION**

Land in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the center of the Nashville and Springfield Pike, being the northwest corner of the tract herein conveyed and being the southwest corner of the J.K. Milliken tract; thence north 71 degrees 30 minutes east 396 feet to a point in Maddox's line and thence south 2 degrees 30 minutes west 154 feet to a point; thence south 71 degrees 30 minutes west 351 feet to a point in center of Nashville and Springfield Pike; thence with center of said Pike north 18 degrees 30 minutes west 146 feet to the point of beginning, containing 1.25 acres according to survey of R.L. Pardue, Jr. May 312, 1939.

***Said land is also described as follows***:

A 1.148 acre (50,024 sq. ft.) tract of land as surveyed by the firm of Bacon Farmer Workman Engineering and Testing Inc. of Murray, Kentucky in August of 2017, located on the east side of Whites Creek Pike approximately 990 feet north of Union Hill Rd, in the City of Nashville, 14th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Pin w/cap #1809 (set) on the east right-of-way of Whites Creek Pike 30 feet east of the centerline, said pin having Tennessee State Plane Coordinates of N:723750.532 E:1713218.550 NAD_83(2011)(EPOCH:2010.0000); and is the southwest corner of the Richard Odom and Jennifer Ash (Inst. #20140213-00127818) and being also the southwest corner of Lot 2-Final Plat, Dollar General, Whites Creek Pike as recorded in Inst.#20130716-0073565 and is the northwest corner of the herein described tract of land;

THENCE N 77°55'57" E for a distance of 373.01 feet to a 1/2" rebar (found) in the west line of the H. Michael Bennett property (Inst. #20151001-0099836);

THENCE S 07°18'57" W for a distance of 152.16 feet to a 1" Iron Pin (found) at the northeast corner of the Jimmy Robinson property (Inst. #20120814-0072732);

THENCE S 77°35'18" W for a distance of 319.70 feet with Robinson's north line to a 1/2" rebar (found)on the east right-of-way of Whites Creek Pike 30 feet east of the centerline;

THENCE N 13°10'40" W for a distance of 145.49 feet with the east right-of-way of Whites Creek Pike to the point of beginning,

According to survey of Frank C. Coley, #1809, Bacon Farmer Workman Engineering and Testing, Inc., Murray KY, dated August 21, 2017.