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WARRANTY DEED

Bill Garrett Davidson County
Batch# 41534 **DEEDWARR**
12/27/2017 12:24:51 PM 4 pgs
Fees: $23.00 Taxes: $3,237.50

20171227-0131226

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $875,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF DECEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 01.15.2020

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool, PC 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8930

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
3976 Dickerson Pike, LLC	Same	SEE LEGAL DESCRIPTION
DICKERSON PIKE	3976 Dickerson Pike	
Nashville, TN 37207	Nashville, TN 37207	

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 ACKNOWLEDGE, WE, **MARY F. KING FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP (AS TO TRACT ONE), PATRICIA K. FRENSLEY, KEEFER CLAYTON GARNER, SOLE HEIR-AT-LAW OF ROGER K. GARNER, LONNIE D. GARNER AND COURTNEY S. KING, SOLE HEIR-AT-LAW OF TIMOTHY J. KING (AS TO TRACT TWO), MARY F. KING FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP (AS TO TRACT THREE), THE ESTATE OF MARY F. KING (AS TO TRACT FOUR) AND MARY F. KING FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP (AS TO TRACT FIVE)** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3976 DICKERSON PIKE, LLC** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One: Tax Parcel Identification No.: 04108002100
Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of K. J. Morris Lands, of record in Book 57, Page 49, Register's Office for said County, described according to a copy of a survey thereof made June 6, 1946, by Z. J. Wilkinson, Surveyor as follows:

Beginning at a point in the Westerly margin of Dickerson Pike at the Northeast corner of O. M. Grace's 1.374 acre tract, said point also being 203 feet North of the corner of said Grace's 10.29 acre tract, being the Southeast corner of this tract; thence with the margin of Dickerson Pike North 20 deg. East 134 feet to a point at the Southeast corner of Grace's 2.73 acre tract; thence with the South line of the same North 73 deg. West 265 feet to a point in the East line of Grace's 4.14 acre tract; thence with the East line of the same South 16 deg. 25 min. West 126 feet to the Northwest corner of the above-mentioned 1.374 acre tract; thence with the North line of the same South 71 deg. 07 min. East 257 feet to the beginning, containing .734 acres.

Being the same property conveyed by Installment Deed from William Allen White and wife, Etha Lee Martin White to Mary Frances King, a single person, as recorded on the 8th day of September, 1969 in Deed Book 4362, Page 877, as refiled in Deed Book 4366, Page 291 and Quitclaim Deed from Mary F. King to Mary F. King Family Limited Partnership, a Tennessee limited partnership, as recorded on the 28th day of July, 2000 in Instrument No. 200007280074486, in the Register's Office of Davidson County, Tennessee.

Tract Two: Tax Parcel Identification No.: 04108002200
Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot 2 on the Map of K. J. Morris Land, as of record in Book 57, Page 49, Register's Office for said County, and described partly according to a survey made by Z. J. Wilkinson, dated June 6, 1946, as follows:

Beginning at a point in the West margin of Dickerson Pike, being the Southeast corner of a small tract that was conveyed to Bess Jones Climer Combs, by deed of record in Book 1403, Page 273; thence with her South line, North 71° 7' West 257 feet to a point; thence North 16° 25' East 126 feet to a point; thence Westerly 210 feet more or less to the East line of the M. Dale Lands; thence with Dale's East line, South 21° 15' West 400 feet more or less to the North-West corner of the O. M. Grace lands; thence with Grace's North line, South 87° 30' East 525 feet to the West margin of Dickerson Pike; thence with the margin of the pike, North 20° East 203 feet to the point of beginning.

Being the same property conveyed to Patricia K. Frensley, Roger K. Garner, Lonnie D. Garner and Timothy J. King by Deed from Lorene S. Fuller, unmarried, recorded on the 3rd day of October, 1969 in Deed Book 4369, Page 694, in the Register's Office of Davidson County, Tennessee.

Tract Three: Tax Parcel Identification No.: 04108008300
Land in the 10th Civil District, formerly the 22nd, Civil District of said County and State, being part of Lot No. 2 on the Map of K. J. Morris Lands, of record in Book 57, Page 49, Register's Office for said County, described as follows:

Beginning at the Northwest corner of the property conveyed to Claude S. Alley and wife, by deed of record in Book 1538, Page 179, said Register's office; thence with said Alley's Westerly line crossing gas right-of-way easement South 28° 45' West 196 feet; thence South 89° 15' West 210 feet to the Northwest corner of the W. D. Fuller property, of record in Book 1515, Page 566, said Register's Office; thence North 21° 45' East 196 feet; thence Northeasterly 210 feet, more or less, to the beginning.

Being the same property conveyed by Quitclaim Deed from John D. Lentz, Trustee to Mary Frances King, as recorded on the 4th day of June, 1979 in Deed Book 5444, Page 566 and Quitclaim Deed from Mary F. King to Mary F. King Family Limited Partnership, a Tennessee limited partnership, as recorded on the 22nd day of February, 2000 in Instrument No. 200002220016981, in the Register's Office of Davidson County, Tennessee.

Tract Four: Tax Parcel Identification No. 04108002300

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 9 on the plan of the subdivision of J. B. Kennaston's 10.29 acre tract, not of record, described according to a survey made by Harvey Gee, Surveyor, June 8, 1949, described as follows:

Beginning in the center of Dickerson Pike at the NE corner of the property conveyed to Carr Gourley and wife, by deed from J. B. Kennaston and wife, of record in Book 1915, Page 464, said Register's Office; thence with said Gourley's Northerly line North 68 deg. 35' West 540.8 feet to an iron pin; thence South 86 deg. 29' East 565.6 feet to the center of Dickerson Pike; thence with the center of said pike Southwardly 173.3 feet to the beginning.

Being the same property conveyed to Mary F. King by Warranty Deed from Charles J. Resha, Jr. and wife, Jenney A. Resha, recorded on the 3rd day of July, 1986 in Deed Book 6908, Page 94, in the Register's Office of Davidson County, Tennessee.

Tract Five: Tax Parcel Identification No. 04104007400

Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of K. J. Morris Lands, of record in Book 57, Page 49, Register's Office for said County, described as follows:

Beginning at a point in the Westerly margin of Dickerson Pike at the Northeast corner of the property conveyed to Combs by Deed of record in Book 1403, Page 273, said Register's Office; thence along Combs' North line North 73 deg. West 265 feet to a point, Comb's Northwest corner and the Northeast corner of the property conveyed to Fuller by Deed of record in Book 1515, Page 566, said Register's Office; thence North 16 deg. 25 min. East 200 feet to a point which is 180 feet South of the Dale property line; thence Easterly 275 feet more or less, to the Westerly margin of Dickerson Pike; thence with the margin of the same, South 20 deg. West 200 feet to the beginning.

Being the same property conveyed by Warranty Deed from Mary Garner King to Lonnie D. Garner and Timothy J. King, as recorded on the 2nd day of May, 1986 in Deed Book 6846, Page 489, corrected in Deed Book 10742, Page 616 and Deed Book 10742, Page 618; Quitclaim Deed from Lonnie D. Garner to Mary Frances King, as recorded on the 16th day of May, 1986 in Deed Book 7544, Page 748; Quitclaim Deed from Timothy J. King to Mary Frances King, as recorded on the 29th day of June, 1989 in Deed Book 7877, Page 405 and Quitclaim Deed from Mary F. King to Mary F. King Family Limited Partnership, a Tennessee limited partnership, as recorded on the 31st day of December, 1997 in Deed Book 10742, Page 620, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF K. J. MORRIS LANDS, as recorded in Plat Book 57, Page(s) 49, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6186, Page 265 (as to Tract Three).

f. Declaration of Taking recorded in Book 4423, Page 824 and Book 4657, Page 494 (May apply to Tract Five).

g. Assignment of Right of Way Agreements to Nashville Gas Company recorded in Book 6160, Page 627.

h. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6186, Page 268 (as to Tract Two).

This is improved property known as DICKERSON PIKE, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 our hand below as of the date indicated by the respective notary:

Mary F. King Family Limited Partnership, A Tennessee limited partnership

Patricia K. Frensley, General Partner

Lonnie D. Garner, Limited Partner

Courtney S. King, Limited Partner (sole beneficiary of the limited partnership interest of Timothy J. King)

Keefer C. Garner, Limited Partner (sole beneficiary of the limited partnership interest of Roger K. Garner)

STATE OF TN COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Patricia K. Frensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be a partner of the Mary F. King Family Limited Partnership, A Tennessee limited partnership the within named barganor, and that Patricia K. Frensley, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said partnership for the purposes therein contained.

Witness my hand and official seal at Madison (city), TN (state), this 19th day of December, 2017.

Notary Public SOMand My Commission Expires: 1/8/19

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

STATE OF TENNESSEE COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Lonnie D. Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be a partner of the Mary F. King Family Limited Partnership, A Tennessee limited partnership the within named barganor, and that Lonnie D. Garner, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said partnership for the purposes therein contained.

Witness my hand and official seal at Madison (city), TN (state), this 19th day of December, 2017.

Notary Public SOMand My Commission Expires: 1/8/19

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

STATE OF TENNESSEE COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Courtney S. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be a partner of the Mary F. King Family Limited Partnership, A Tennessee limited partnership the within named barganor, and that Courtney S. King, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said partnership for the purposes therein contained.

Witness my hand and official seal at Hendersonville (city), TN (state), this 19th day of December, 2017.

Notary Public SOMand My Commission Expires: 1/8/19

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

STATE OF TENNESSEE COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Keefer C. Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be a partner of the Mary F. King Family Limited Partnership, A Tennessee limited partnership the within named barganor, and that Keefer C. Garner, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said partnership for the purposes therein contained.

Witness my hand and official seal at Madison (city), TN (state), this 19th day of December, 2017.

Notary Public SOMand My Commission Expires: 1/8/19

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

The Estate of Mary F. King

Patricia G. Frensley, Executrix

Patricia K. Frensley aka Patricia G. Frensley, Individually and as beneficiary under the will of Mary Francis King

Keefer Clayton Garner aka Keefer C. Garner, sole heir-at-law of Roger K. Garner, Individually and as beneficiary under the will of Mary Francis King

Lonnie D. Garner, Individually and as beneficiary under the will of Mary Francis King

Courtney S. King, sole heir-at-law of Timothy J. King, Individually and as beneficiary under the will of Mary Francis King

STATE OF TN COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Patricia K. Frensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the of the Executrix of the Estate of Mary F. King the within named barganor, and that Patricia K. Frensley, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said partnership for the purposes therein contained.

Witness my hand and official seal at Madison (city), TN (state), this 19th day of December, 2017.

Notary Public _____ My Commission Expires: 1/8/19

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

STATE OF TN COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State Patricia K. Frensley aka Patricia G. Frensley, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Madison (city), TN (state), this 19th day of December, 2017.

Notary Public _____ My Commission Expires: 1/8/19

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

STATE OF TENNESSEE TN COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State Keefer Clayton Garner aka Keefer C. Garner, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Madison (city), TN (state), this 19th day of December, 2017.

Notary Public _____ My Commission Expires: 1/8/19

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

STATE OF TENNESSEE COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State Lonnie D. Garner, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Hendersonville (city), TN (state), this 19th day of December, 2017.

Notary Public _____ My Commission Expires: 1/8/19

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

STATE OF TENNESSEE COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State Courtney S. King, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Madison (city), TN (state), this 19th day of December, 2017.

Notary Public _____ My Commission Expires: 1/8/19

SULLIVAN F. MARSDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019