WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2017.

Kimberley C. Kindall
Notary Public

MY COMMISSION EXPIRES: 7.2.2018

(AFFIX SEAL)

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
G & S Holdings, LLC	G & S Holdings, LLC	44-10-17
(NAME)	(NAME)	
308 Rising Sun Lane	308 Rising Sun Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 42281 **DEEDWARR**
12/28/2017 09:47:00 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20171228-0131730

FOR AND 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 ACKNOWLEDGED, WE, **Jack Webb Building, Inc.**,ITS SUCCESSORS AND ASSIGNS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **G & S Holdings, 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 I:

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

Starting with a concrete monument at the northeast corner of the Service Station Property (R.O.D.C. Book 1627, page 634, recorded on June 11, 1948), said monument being 330.2 feet northwest of the intersection of the center lines of Old Hickory Boulevard and Bryan Street and 17.5 feet west of the center line of Old Hickory Boulevard; thence South 54 degrees 27 minutes West 7.5 feet to a point; thence North 35 degrees 33 minutes West 20.0 feet to an iron pin, said pin and point of beginning of the land herein conveyed being in the northeast corner of the 20-foot strip of land described in deed recorded on November 24, 1948, in Book 1646, Page 523, RODC, and running thence the following courses and distances: (1) South 54 degrees 27 minutes West along the above-mentioned 20-foot strip 189.6 feet to an iron pin, thence (2) North 31 degrees 08 minutes West 50.2 feet to an iron pin; thence (3) North 54 degrees 27 minutes East 185.6 feet to an iron pin in the westerly margin of Old Hickory Boulevard; thence (4) South 35 degrees 33 minutes East along the western margin of Old Hickory Boulevard 50.0 feet to an iron pin, and the point of beginning, containing 0.22 acres, more or less.

TRACT II:

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

Starting with an iron pin located at the intersection of the center lines of the Old Hickory Boulevard and Bryan Street, as shown on Plat of Section "D" of Old Hickory Village, recorded 7/16/48 in Book 1424, Page 65, R.O.D.C., Tennessee; thence North 35 degrees 33 minutes West 330.2 feet, more or less, along the center line of the Old Hickory Boulevard to a point; thence South 54 degrees 27 minutes West 25 feet to a point in the northwesterly line of the Service Station Property and the point of beginning, and running thence the following courses and distances: (1) South 54 degrees 27 minutes West 191.1 feet to an iron pin; thence (2) North 31 degrees 08 minutes West 20.1 feet to an iron pin; thence (3) North 54 degrees 27 minutes East 189.6 feet to an iron pin in the southwesterly margin of the Old Hickory Boulevard to the point of beginning, containing 0.09 acres, more or less.

TRACT III:

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

Beginning at the intersection of the center line of Old Hickory Boulevard and Bryan Street, thence North 35 degrees 33 minutes West along the center line of Old Hickory Boulevard 190.2 feet to a point; thence South 54 degrees 27 minutes West 17.5 feet to a concrete monument in the westerly margin of Old Hickory Boulevard, the true place of beginning of the tract herein conveyed; thence from said true place of beginning the following courses and distances: (1) South 54 degrees 27 minutes West 209.5 feet to an iron pin; thence (2) North 31 degrees 08 minutes West along the easterly margin of Rolling Green Subdivision 140.3 feet to an iron pin; thence (3) North 54 degrees 33 minutes East 198.6 feet to a concrete monument, said monument being 17.5 feet west of the center line of Old Hickory Boulevard; thence (4) south 35 degrees 3 minutes East along the westerly margin of the Old Hickory Boulevard 140.0 feet to a concrete monument and the point of beginning, containing 0.65 acres, more or less.

Being the same property conveyed to Grantor herein by warranty deed from Jack Webb Building, Inc. of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, and previously conveyed to Jack Webb Building, Inc. by deed of record in Book 9289, Page 782 in said Register's Office.

Being the same property conveyed to Jack Webb Building, Inc., its successors and assigns, by Quitclaim Deed from Witham Maintenance Company of record in Book 9289, Page 71, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 500 Old Hickory Blvd., Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 hands this 21st day of December, 2017.

JACK WEBB BUILDING, INC.

Steve G. Witham
Sole Shareholder and Sole Director

State of Tennessee

County of Wilson

Personally appeared before me Jack Webb Building, Inc., with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2017.

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021



NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE