This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO
ADDRESS NEW OWNER:
Stonehorse Real Estate Holdings LLC
157 Powers Road
Oakdale, TN 37829

Bill Garrett Davidson County
Batch# 47524 DEEDWARR
01/16/2018 10:52:30 AM 9 pgs
Fees: $48.00 Taxes: $13,320.00
20180116-0004342

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Stonehorse Real Estate Holdings, LLC,** hereinafter called the "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Attached Exhibit "A" , pages 1-7
Commonly known as:
104 26th Street, Old Hickory, TN 37138
2601 Old Hickory Blvd., Old Hickory, TN 37138
106 26th Street , Old Hickory, TN 37138
100 Iris Ave., Old Hickory, TN 37138
102 Iris Ave., Old Hickory, TN 37138
3414 Old Hickory Blvd., Old Hickory, TN 37138
3416 Old Hickory Blvd., Old Hickory, TN 37138
3418 Old Hickory Blvd., Old Hickory, TN 37138

"GRANTORS" make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", its successors and assigns, forever, and,

"GRANTORS" do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 the 3rd day of January, 2018.

James O. Oatsvall, Sr.

Jean Y. Oatsvall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of January, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $3,600,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of January, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of January, 2018, personally appeared before me, a notary public for this county and state, Caitlyn Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

104 26th St - Lot 9 - Map 053 12 0 079.00
2601 Old Hickory Blvd- Lots 10,11,12,13 - Map 053 12 0 73.00

A certain tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot Nos 9, 10, 11, 12 and 13 of Block 4 on the Plan of Dobbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southeasterly side of 26th Street and runs back between parallel lines, with the northeasterly margin of an alley, 144 feet to an alley in the rear.

Said Lot Nos. 10, 11, 12 and 13 front 25 feet each on the northeasterly side of old Hickory Boulevard, formerly Concrete Drive, and runs back between parallel lines 120 feet to an alley, said Lot No. 10 running back with the southeasterly margin of 26th Street.

Included in the above description but, EXCLUDING therefrom, is a portion of the above described premises having been conveyed to the State of Tennessee by deed of record in Book 5017, page 974 said Register's Office and described as follows:

Being a part of Lots 9-13, Block 4 on the Plan of Dobbs and Elliot's Subdivision No. 1 of record in Book 547, page 97, described as follows:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast margin of 26th Street; thence along the said southeast margin of 26th Street, North 44 degrees, 15 minutes East 19 feet, more or less, to a point; thence along a curve having a radius of 26.5 feet southeastwardly 29 feet, more or less, to a point; thence South 45 degrees, 45 minutes East, 77 feet, more or less, to a point; thence South 44 degrees, 15 minutes West, 6 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin North 45 degrees, 45 minutes, 100 feet, more or less, to the point of beginning and containing 672 square feet.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall, by deed of record in Instrument No. 20180109-0002872 in the Davidson County Tennessee, Register's Office.

Subject to:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
2. Any lien or right to a lien, for labor, services or materials imposed by law and not shown by the public records.
3. Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 547, page 97, said Register's Office.
4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 547, page 97, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Exhibit "A" continued

Map 053 12 0 080.00
106 26th Street, Old Hickory, TN. 37138

Land in Davidson County, Tennessee, being Lot No. 8 of Block 4 of the map of Dabbs and Elliott's subdivision no. 1 at Old Hickory, as of record in Book 547, page 97, Register's Office for said county.

Said Lot No. 8 fronts 50 feet on the westerly side of 26th Street and runs back between parallel lines, 144 feet more or less to the northerly margin of a 10 foot alley.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall, by deed of record in Deed Instrument No. 20180109-0002874 in the Davidson County, Tennessee, Register's Office.

Subject to:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

2. Any lien or right to a lien, for labor, services or materials imposed by law and not shown by the public records.

3. Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 547, page 97, said Register's Office.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 547, page 97, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Map 053 16 0 048.00
100 Iris Avenue, Old Hickory, TN 37138

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to wit:

Land in Davidson County, being part of Lot 20, Section 2, on the Map of Life and Casualty Company's Subdivision of Old Hickory, Tennessee, of record in Book 843, page 56, Registers Office and being described according to a survey by John B. Rainey, Surveyor #823, dated March 23, 1979, and known as Job No. 79-035, as follows:

Beginning at a point on the easterly right-of-way of State Route 45, also known as Old Hickory Boulevard, said point of beginning being the southwestern most corner of this property and the southern most corner of the George R. Lane, et ux. Property, of record in Deed Book 5254, page 749, Register's Office; thence leaving the margin of said Route 45, and with Lane's southerly line, North 41 degrees 53 minutes 03 seconds 124.87 feet to an iron pin by others; thence continuing with Lane's line North 43 degrees 25 minutes 56 seconds East 20.06 feet to a point ; thence leaving Lane's line, South 46 degrees 25 minutes 56 seconds West 86.95 feet to a point on the northerly right-of-way of Iris Avenue (said Avenue has a right of way of 50 feet), this point is 19 feet northwesterly from the centerline of the pavement; thence with the northerly margin of said Iris Avenue South 46 degrees 22 minutes 19 seconds West 122.65 to a point at the beginning of a curve; thence with said curve to the right, having a radius of 27.5 feet, a distance along the curve of 43.44 feet to a point on the easterly margin of the aforesaid State Route 45; thence with the margin of said State Route 45, North 42 degrees 37 minutes 08 seconds West 48.16 feet to the beginning.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall, by deed of record in Instrument No. 20130927-0101938 in the Davidson County Register's Office.

Subject to:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
2. Subject to an easement for sewer, set forth in an instrument of record in Book 5300, page 628, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
3. Subject to an easements for right of way, set forth in instruments of record in Book 843, page 56; Book 924, page 121; Book 4967, page 982; Book 5388, page 46; Book 5390, page 261; Book 5395, page 402; Book 5430, page 439 and Book 9509, page 614 said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
4. Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 843, page 56, said Register's Office.
5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 843, page 56, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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Exhibit "A" continued
Map 053 12 0 209.00
102 Iris Avenue, Old Hickory, TN

A) A certain tract of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, being part of Lot 20, Section 2, on the Map of Life and Casualty Company's Subdivision of Old Hickory, Tennessee, of record in Book 843, page 56, Register's Office and being described according to a survey thereof made by George W. Watkins, Surveyor, dated January 9, 1958, as follows:

Beginning at a stake in the northwesterly margin of Iris Avenue, 157 feet from the corner of said Avenue and Old Hickory Boulevard, and being a corner of a part of Lot No. 20, conveyed to Velma P. Jackson, by deed from Ben D. Patterson, of record in Book 2735, page 240, said Register's Office; thence along the margin of Iris Avenue, North 41degrees 31 minutes East 108 feet to a corner of the property conveyed to Velma Patterson by deed from Dow Wallace, of record in Book 2136, page 314; thence along Patterson's southwesterly line, northwesterly 92.6 feet to an iron pin; thence South 39 degrees 15 minutes East 111.7 feet to a stake, another corner of the property conveyed to Velma P. Jackson, above mentioned; thence along her northeasterly line, South 50 degrees 50 minutes East 87 feet to the point of beginning.

AND

B) Land in Davidson County, Tennessee, being part of Lot 20, Section 2, of the Life and Casualty Insurance's Company's property at Old Hickory, Tennessee, as shown on Map Book 843, Page 56, Register's Office, and further being part of the property as was conveyed to Effie Wallace, et. vir., by two deeds, one from Mrs. Marie B. Stillwell, of record in Book 919, page 274; and the other from R. L. Denny, et. ux., of record in Book 1191, page 300, said Register's Office, and more particularly described as follows:

Beginning at a point in the common line of Lots Nos. 20 and 21, Section 2, on above stated Map, which point is northerly from the north line of Old Hickory Boulevard 265 feet; and from thence running northeasterly and along the southwesterly line of land now or formerly owned by Velma Patterson, as set out on deed of record in Book 2136, page 314, said Register's Office; a distance of 37.3 feet to the northwesterly corner of land of the Grantee herein, thence southwesterly and along the line of property of the Grantee herein, a distance of 66 feet to a point; thence southwesterly and parallel to the first course herein, a distance of 45 feet, more or less, to a point in the common line of Lots Nos. 20 and 21, Section 2, on above stated Map; thence northeasterly and along the common line of Lots Nos. 20 and 21, Section 2 above, a distance of 65 feet, more or less, to the point of Beginning.

Being part of the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall, by deed of record in Instrument No. 20130927-0101938 in the Davidson County, Tennessee, Register's Office.

Subject to the following:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
2. Subject to an easement for sewer, set forth in an instrument of record in Book 5300, page 628, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
3. Subject to an easements for right of way, set forth in instruments of record in Book 843, page 56; Book 924, page 121; Book 4967, page 982; Book 5388, page 46; Book 5390, page 261; Book 5395, page 402; Book 5430, page 439 and Book 9509, page 614 said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
   Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 843, page 56, said Register's Office.
4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 843, page 56, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Map 053 12 0 206
3414 Old Hickory Blvd., Old Hickory, TN 37138

Land in Davidson County, Tennessee, being the westerly one-half of Lot No.21, as shown on the Plan of Life and Casualty Insurance, Co.'s Subdivision of Dabbs & Elliott Property Known as Dupontonia, as of record in Plat Book 843, page 56, Register's Office for Davidson County, Tennessee and further being described as follows:

Said part of Lot 21 fronts 175 feet on the northerly side of Old Hickory Blvd. and runs back between parallel lines 525 feet to a dead line.

Being part of the same property conveyed to James O. Oatsvall, Sr. and wife Jean Y. Oatsvall by Quitclaim Deed of record in Instrument No, 20130927-0101938 Register's Office for Davidson County, Tennessee,

Subject to the following:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

2. Any lien or right to a lien, for labor, services or materials imposed by law and not shown by the public records.

3. Subject to easements , set forth in instruments of record in Book 924, page 121, Book 4967, page 982, Book 5388, page 46, Book 5390, page 261, Book 5395, page 402, Book 5430, page 439, Book 9509, page 614, 9509, page 610, Book 975,page 23, Book 4962, page 33, Book 4970, page 22, Book 5430, page 442 & 445, Book 9509, page 698, Book 9781, page 315, Book 1003, page 524, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 846, page 56, said Register's Office.

Exhibit "A" continued

Map 053 12 0 207.00
3416 Old Hickory Blvd., Old Hickory, TN 37138

Land in Davidson County, Tennessee, being the westerly 87 1/2 feet of the easterly 175 feet of Lot No.21, as shown on the Plan of Life and Casualty Insurance, Co.'s Subdivision of Dabbs & Elliott Property Known as Dupontonia, as of record in Plat Book 843, page 56, Register's Office for Davidson County, Tennessee and further being described as follows:

Said part of said lot fronts 87 1/2 feet on the northerly side of Old Hickory Blvd. and runs back between parallel lines 525 feet to a dead line.

Being part of the same property conveyed to James O. Oatsvall, Sr. and wife Jean Y. Oatsvall by Deed of record in Instrument No, 20130927-0101938 Register's Office for Davidson County, Tennessee.

Subject to:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

2. Any lien or right to a lien, for labor, services or materials imposed by law and not shown by the public records.

3. Subject to easements , set forth in Instruments of record in Book 924, page 121, Book 4967, page 982, Book 5388, page 46, Book 5390, page 261, Book 5395, page 402, Book 5430, page 439, Book 9509, page 614, 9509, page 610, Book 975,page 23, Book 4962, page 33, Book 4970, page 22, Book 5430, page 442 & 445, Book 9509, page 698, Book 9781, page 315, Book 1003, page 524, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 846, page 56, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

5. Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 846, page 56, said Register's Office.

Exhibit "A" continued

Map: 053 12 0 208
3418 Old Hickory Blvd.

Land in Davidson County, Tennessee, being part of Lot Nos. 20 and 21, as shown on the Plan of Life and Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property Known as Dupontonia, as of record in Plat Book 843, page 56, Register's Office for Davidson County, Tennessee, and further being described as follows:

Beginning at a point in the northerly side of Old Hickory Blvd. 87 1/2 feet westerly from the common line between Lot Nos. 20 and 21 said subdivision; running thence northerly and parallel to the westerly line between Lot Nos 20 and 21 a distance of 525 feet; thence easterly along the northerly line of Lot 21, 87 feet 6 inches to the easterly line of Lot 21; thence southerly and along the line of Holland, 125 feet, and continuing along the line of Patterson, 115 feet, and continuing along the line of Pope, 65 feet, more or less; thence easterly and along the line of Pope, 40 feet, more or less; thence southerly and along the line of Patterson 200 feet, more or less, to a point in the northerly line of Old Hickory Blvd. to a point 75.9 feet westerly from the corner of Iris Avenue; thence along the northerly line of Old Hickory Blvd. westerly 140.6 feet to the point of beginning.

Being part of the same property conveyed to James O. Oatsvall, Sr. and wife Jean Y. Oatsvall by Quitclaim Deed of record in Instrument No, 20130927-0101938 Register's Office for Davidson County, Tennessee.

Map 053 12 0 208.00

Subject to:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
2. Any lien or right to a lien, for labor, services or materials imposed by law and not shown by the public records.
3. Subject to easements , set forth in instruments of record in Book 924, page 121, Book 4967, page 982, Book 5388, page 46, Book 5390, page 261, Book 5395, page 402, Book 5430, page 439, Book 9509, page 614, 9509, page 610, Book 975,page 23, Book 4962, page 33, Book 4970, page 22, Book 5430, page 442 & 445, Book 9509, page 698, Book 9781, page 315, Book 1003, page 524, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 846, page 56, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
5. Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 846, page 56, said Register's Office.