| ADDRESS NEW OWNER: | MAP/PARCEL | SEND TAX BILLS TO: |
|---|---|---|
| 605 Cowan St.<br>Nashville, TN 37207 | 094-00-0-112.00 | Mark Steve Meadows<br>605 Cowan St.<br>Nashville, TN 37207 |
| This instrument prepared by: Michael P. Davis, Attorney, 201 4th Avenue N, Ste 150, Nashville, TN 37219 | | |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **W. WAYNE VANDEVORT, A/K/A WILLIAM WAYNE VANDEVORT** (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **MARK STEVE MEADOWS** (the "***Grantee***"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 1120 Visco Drive, Nashville, Davidson County, Tennessee 37210.

**TO HAVE AND TO HOLD** the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

Affiant

Subscribed and sworn to before me this 16 day of ~~December~~ January, 2018

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/19/18

Bill Garrett Davidson County
Batch# 48922 DEEDWARRSP
01/18/2018 01:50:33 PM 4 pgs
Fees: $23.00 Taxes: $9,620.00
20180118-0005372

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed this 12 day of January, 2018.

**GRANTOR**:

**W. WAYNE VANDEVORT**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, W. Wayne Vandevort, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12 day of January, 2018.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-5-21

**Exhibit A**
**Legal Description**

A parcel of land in the First Civil District, Nashville, Tennessee, Davidson County, Tennessee, located in the northerly margin of Visco Drive north of Omohundro Drive and being more particularly described as follows:

BEGINNING at an iron pin (new) in the northerly margin of Visco Drive, said pin being northwesterly 435.38 feet, as measured along said northerly margin, from the northerly margin of Omohundro Drive, said pin also being the southwesterly corner of property conveyed to Mark H. George by deed of record in Book 8734, page 980, Register's Office for Davidson County, Tennessee, and the southeasterly corner of the herein described parcel; thence, with said northerly margin, with a curve to the left 150.0 feet to an iron pin (old), said curve having a central angle of 17 deg. 11' 20", a radius of 500.00 feet, a tangent of 75.57 feet and a chord of N 87 deg. 27' 00" W, 149.44 feet; thence, leaving said northerly line with the easterly line of property conveyed to Ergon, Inc. by deed of record in Book 8923, page 61, R.O.D.C., N 06 deg. 03' 00" W 180.00 feet to an iron pin (new); thence, continuing with said easterly line, N 27 deg. 23' 00" W, passing through a witness pin (new) at 437.38 feet, for a total distance of 484.50 feet to a point in the low waterline of the Cumberland River; thence, with said low waterline N 85 deg. 55' 00" E, 155.00 feet to a point; thence, continuing with said low waterline N deg. 35' 00" E, 130.00 feet to the centerline of Brown's Creek; thence, leaving said centerline with the westerly line of property conveyed to Mark H. George by deed of record in Book 8734, page 980, R.O.D.C, S 11 deg. 08' 00" W, passing through a witness pin (new) at 59.00 feet, for a total distance of 540.47 feet to the point of beginning, containing 186,055 square feet or 4.27 acres, more or less, according to a survey done May 12, 2000, by Ronald W. Ferguson, Registered Land Surveyor No. 1972, with Barge, Waggoner, Sumner & Cannon.

Being the same property conveyed to RED ARROW DELIVERY SERVICE CO., INC., by deed from PRICE RAY PORTER, of record as Instrument No. 20000518-0050033, dated May 15, 2000, said Register's Office. Also being the same property conveyed to THE RADS GROUP, LLP, by Quitclaim Deed from RED ARROW DELIVERY SERVICE CO., INC., of record as Instrument No. 20010717-0075552, dated July 10, 2001, said Register's Office. Being further conveyed to W. WAYNE VANDEVORT, A/K/A WILLIAM WAYNE VANDEVORT, by Quitclaim Deed from THE RADS GROUP, LLP, A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20041025-0127970, dated October 20, 2004, said Register's Office.

**Exhibit B**
**Permitted Encumbrances**

1. General or special taxes and assessments for the year 2018, Map-Par. 094-00-0-112.00, assumed by Grantee.

2. Restrictive Covenants contained in instrument of record in Book 4482, page 258, said Register's Office.

3. Memorandum of Lease of record as Instrument No. 20120926-0087724, said Register's Office.

4. Storm Water Detention Agreement of record as Instrument No. 20031125-0171149, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3857, page 676, said Register's Office.

6. Flowage Easement in connection with operation of Cheatham Lock and Dam Project (Tract No. N-1400-E) as more fully set out in instrument of record in Book 2271, page 285, said Register's Office.