Bill Garrett Davidson County
Batch# 50475 DEEDWARRSP
01/23/2018 11:52:07 AM 5 pgs
Fees: $28.00 Taxes: $5,550.00
20180123-0006906

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Amin Hauter 5429 Oak Chase Drive Antioch, TN 37013	Same	Map: 162 Parcels: 186.00, 178.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CEDAR SQUARE PARTNERS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto AMIN HAUTER, an Individual (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Maury County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of page intentionally left blank; signature page follows.)

WITNESS our hands this 15th day of January 2018.

GRANTOR:

CEDAR SQUARE PARTNERS, LLC
A Tennessee limited liability company

By: _____
Robert D. Fulcher, III, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, ROBERT D. FULCHER, IIIC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Managing Member of Cedar Square Partners, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of January 2018.

_____
Notary Public
My Commission Expires: _____

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,500,000.00.

Affiant

Subscribed and sworn to before me this 15 day of January 2018.

Notary Public

My Commission Expires:

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2021

EXHIBIT A
Property Description

Tract 1:

Land lying in the 2nd Civil District of Davidson County, Being Lot No. 1 on the Plan of Cedar Square Shopping Center, of record in Book 5190, Page 29, Register' s Office for said County, and being more particularly described as follows:

Beginning at a point on the Easterly margin of Cedarmont Drive, said point further described as being the Northwesterly corner of Lot 69 Cedarwood Estates, as of record in Book 4675, Page 62, Register' s Office, Davidson County, Tennessee; thence with said margin North 16 degrees 25' 23" West 30.58 feet to a point; thence with a curve to the right having a radius of 590.66 feet for a distance of 211.33 feet to a point; thence with a curve to the right having a radius of 50 feet for a distance of 78.54 feet to a point in the Southerly margin of Old Hickory Blvd; thence North 4 degrees 4' 37" East 50 feet to a point; thence South 85 degrees 55' 23" East 142.68 feet to a point; thence South 36 degrees 12' 55" East 179.48 feet to a point; thence leaving said margin, South 3 degrees 42' 42" West 51.03 feet to a point; thence South 73 degrees 34' 37" West 278.56 feet to the point of beginning.

Tract 2:

Parcel 1: Beginning at an iron stake in the Southern right-of-way of line of Bell Road where it intersects with the North line of Old Hickory Blvd.; thence Easterly along the Southern right-of-way line of Bell Road 89.4 feet to an iron stake; thence South 3 degrees. 30' West, 110.6 feet, more or less, where it intersects with the Northerly right-of-way line of Old Hickory Blvd.; thence in a Northerly direction along Old Hickory Blvd. right-of-way line North 35 degrees. 45' West, 142.5 feet, more or less, to the point of beginning, containing .21 acres, more or less.

Included in this description but specifically excluded in this conveyance is that property conveyed to the State of Tennessee in Book 7827, Page 758, described as follows:

Beginning at a point in the intersection of the existing South margin of State Route 254 and the West boundary of the Tommie B. Watson, property; thence with the said boundary South 7 degrees. 8' 37" West, 4 feet, more or less, to a point; thence North 84 degrees. 51' 23" West, 85 feet, more or less, to a point in the existing East margin of Old Hickory Blvd.; thence with the said East margin North 29 degrees. 50' 23" West, 6 feet, more or less, to a point; thence South 84 degrees. 51' 23" East 86 feet, more or less, to the point of beginning and containing 176 square feet.

Parcel 2: All right, title and interest to that segment of Old Hickory Blvd. between the South margin of Old Hickory Blvd. and the East property line of Map 162, Parcel 186, all of which is more particularly described by lines, words and figures on the sketch attached hereto. The above described property was abandoned by the Metropolitan Government of Nashville and Davidson County by Ordinance No., 096-157, passed on first reading on January 2, 1996, second reading January 16, 1996 and third reading on February 6, 1996, and approved on February 8, 1996. The portion of the abandoned property lies between the property shown on Map 162, Parcel 178 and Map 162, Parcel 186.

Being the same property conveyed to Cedar Square, a Tennessee General Partnership composed of Robert D. Fulcher, III and W. Terry Mays by Quitclaim deed from Terry Mays and Robert D. Fulcher, III, d/b/a Haywood Ltd of record in Instrument No. 20030520-0068875 Register's Office for Davidson County, Tennessee, dated May 13, 2003 and recorded on May 20, 2003.

The said Cedar Square, a Tennessee General Partnership is now known as Cedar Square Partners, LLC pursuant to Acknowledgment of Conversion filed with the Tennessee Secretary of State's Office and recorded in Instrument No. 20140129-0008190, said Register's Office.

As to Tract 1:

Being also known as 14901 Old Hickory Blvd. Nashville, Tennessee 37211.

As to Tract 2:

Being also known as Old Hickory Blvd. Anticoch, Tennessee 37013.

EXHIBIT B
Permitted Exceptions

1. Subject to all matters shown on Plat of record in Plat Book 5190, page 29, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9516, page 620, and Assignment of Lease Agreement, recorded in Book 9516, page 648, amended in Instrument No. 2000125-0008055, Assignment of Leasehold in Instrument No. 200203110029907, Assignment and Assumption of Leases recorded in Instrument No. 20061005-0123765, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction: (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap but does not discriminate against handicapped persons.

3. Easement retained under Ordinance No. 096-157, in Metro Clerk's Office.

4. Access Easement of record in Book 9516, page 623, in the Register's Office for Davidson County, Tennessee.