Bill Garrett Davidson County
Batch# 55071 DEEDWARRSP
02/05/2018 01:32:53 PM 5 pgs
Fees: $28.00 Taxes: $2,294.00
20180205-0011502

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

| ADDRESS NEW OWNERS: | PARTY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NOS.: |
|---|---|---|
| Cason Hayes and wife, Messina Hayes<br>1314 Ridge Circle Road<br>Joelton, TN 37080 | New Owners | Tax Map 106-09-0-019.00 |

**STATE OF** TENNESSEE
**COUNTY OF** CHEATHAM

**The actual consideration or value, whichever is greater, for this transfer is** $ 620,000.00 .

**AFFIANT**

**Subscribed and sworn to before me this** 2 **day of** FEBRUARY, **2018.**

**Notary Public**

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**My Commission Expires:**
10-14-2020

SPECIAL WARRANTY DEED

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 are hereby acknowledged, MICHAEL J. NACARATO, JR. ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto CASON HAYES and wife, MESSINA HAYES, as tenants of the entirety ("Grantees"), and Grantees' heirs and assigns, Grantor's forty percent (40%) undivided interest in certain real estate in Davidson County, Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by this reference (the "Property").

In addition, Grantor hereby quitclaims, transfers and conveys unto Grantees all of Grantor's right, title and interest, if any, in and to the property more particularly described in Exhibit "B", which is attached hereto and incorporated herein by this reference.

This is improved property located at 1115 Polk Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantees, and Grantees' heirs and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "C," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title to the Property to Grantees, and to Grantees' heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 1 day of February, 2018.

GRANTOR:

MICHAEL J. NACARATO, JR.

STATE OF Florida
COUNTY OF Palm Beach

PERSONALLY APPEARED BEFORE ME, Lisbeth Stegner, a Notary Public in and for said State and County, the within named MICHAEL J. NACARATO, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at _____, _____, this 1 day of Feb, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

LISBETH J. STEGNER
Notary Public - State of Florida
My Comm. Expires May 4, 2018
Commission # FF 119092

# EXHIBIT "A"

## LEGAL DESCRIPTION

Parcel A:

Land in Davidson County, Tennessee, being part of Tract "G" on the Map of the lands of L.P. Hagan, deceased, as of record in Book 843, Page 80, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated February 25, 1958, as follows:

Beginning at an iron pin in the westerly margin of Polk Avenue, as now located, at the northeast corner of a part of Tract "G", .conveyed to S.S. Warren and wife, by L. R. Schulman, Trustee, as of record in book 2902, page 293, said Register's Office; thence along Warren's north line, North 86 deg. 50' West 148.25 feet to a post; thence leaving his line, North 33 deg. 05' West 244.7 feet to an iron pin; thence in an easterly direction 349.75 feet to an iron pin in the West margin of Polk Avenue; thence with said Avenue, southerly around a slight curve 213 feet to the point of beginning.

Parcel B:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being the southeasterly corner of the Carrier Property and being more fully described as follows:

Beginning at an iron pin in the southwest corner of the herein described tract, said iron pin being South 86 degrees 01' East, a distance of 509.49 feet from an iron stake in the easterly margin of Woodycrest Avenue; thence North 2 degrees 04' East, a distance of 222.03 feet to an iron stake, said iron stake being South 2 degrees 00' West, a distance of 436.75 feet from an iron stake in the southerly margin of the Louisville and Nashville Railroad property; thence South 32 degrees 10' East to an iron stake by others at 30.23 feet and continuing 244.39 feet for a total distance of 274.82 feet to an iron stake in the southeasterly corner of the herein described tract, said iron stake being in a northwesterly direction 148.25 feet from a point in the westerly margin of Polk Avenue; thence North 86 degrees 01' West, a distance of 154.71 feet to the point of beginning and containing 0.394 acres, more or less, as per survey by Parrish-Ragan, Inc., dated December 13,1972.

Being the same property conveyed to Neely Coble Company, Inc. by Quitclaim Deed from Neely B Coble and Wife, Mary Greenlaw Coble by Deed dated October 3, 1988, recorded April 4, 1989 and filed for record in Book 7808, Page 759, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to The Polk Partnership from Betty Nacarato, her thirty percent (30%) undivided interest by Quitclaim Deed of record in Instrument Number 199912290308291, dated December 15, 1999, said Register's Office. Being part of the same property conveyed to The Polk Partnership from Michael J. Nacarato, Sr., his thirty percent (30%) undivided interest, by Quitclaim Deed of record in Instrument Number 199912290308292, dated December 15, 1999, said Register's Office. Being part of the same property conveyed to The Polk Partnership from Michael J. Nacarato, Jr., his forty percent (40%) undivided interest, by Quitclaim Deed of record in Instrument Number 199912290308293, dated December 15, 1999, said Register's Office.

EXHIBIT "B"

NEW SURVEY DESCRIPTION

Being a parcel of land in the 17th Councilmanic District of Davidson County, Tennessee, located on the west margin of Polk Avenue, south of Enos Reed Drive, and being shown as Parcel 019.00 on Davidson County Tax Map 106-09, belonging to The Polk Partnership, as evidenced in Instrument Number 19991229-0308293, in the Register's Office for Davidson County, Tennessee (RODCT), said parcel being part of tract "G", on the Map of the lands of L. P. Hagan, Deceased. as of record in Plat Book 843, Page 80, and being more particularly described as follows:

BEGINNING at an iron pin located on the west margin of Polk Avenue, said iron pin being the northeast corner of Parcel 018.00, as shown on Map 106-09 belonging to HS-Nashville TN, LLC, as evidenced in Instrument Number 20040521-0060241 (RODCT), and said iron pin also being along a curve to the right along said margin of Polk Avenue, thence;

1) Leaving the west margin of Polk Avenue, with the line common to said Parcel 018.00 North 82 degrees 20 minutes 13 seconds West a distance of 302.96 feet to an iron pin, said iron pin being the southeast corner of Parcel 007.00 as shown on Map 106-09, belonging to Fesslers Holdings LLC, as evidenced in Instrument Number 20100813-0064093 (RODCT), and said iron pin also being the southwest corner of the property herein described, thence;

2) With the line common to said Parcel 007.00, North 05 degrees 48 minutes 35 seconds East, a distance of 222.03 feet to an iron pin, said iron pin being on the line common to Parcel 123.00 as shown on Map 106-09 belonging to The Polk Partnership, as evidenced in Instrument Number 19911229-0308293 (RODCT), said iron pin also being the northerly most point of the property herein described, thence;

3) With the line common to said Parcel 123.00, South 28 degrees 25 minutes 25 seconds East a distance of 30.23 feet to an iron pin, said iron pin being an interior corner of the property herein described, thence;

4) Continuing with the line common to said Parcel 123.00, South 83 degrees 29 minutes 17 seconds East a distance of 349.75 feet to an iron pin on the west margin of Polk Avenue, said iron pin being the southeast corner of said Parcel 123.00, said iron pin also being the beginning of a curve to the right, thence;

5) With the west margin of Polk Avenue, along a curve to the right, said curve having a radius of 816.60 feet, having a chord bearing of South 23 degrees 19 minutes 36 seconds West, having a chord length of 212.40 feet, and having a delta angle of 14 degrees 56 minutes 42 seconds, a curve distance of 213.00 feet to an iron pin, said iron pin being the point of BEGINNING, containing 1.5688 acres, or 68340 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated January 28, 2018.

EXHIBIT "C"

PERMITTED TITLE EXCEPTIONS

1. County of Davidson taxes for the year 2018 and subsequent years, a lien not yet due and payable.

2. All terms, conditions, restrictions and other matters in the Easement for Storm Sewer of record in Book 3467, Page 467, Register's Office for Davidson County, Tennessee.

3. All matters that would be disclosed by a current and accurate survey of the Property.