Bill Garrett Davidson County
Batch# 63685 DEEDWARRSP
03/01/2018 08:16:25 AM 8 pgs
Fees: $43.00 Taxes: $9,425.75
20180301-0019008

This instrument was prepared by:
N. Courtney Hollins
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FROM: **JAMES R. PORTER, Grantor**

TO: **JIMMY R. MITCHELL, Grantee**

Address New Owner as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
Jimmy R. Mitchell 6311 Centennial Blvd. Nashville, Tennessee 37209	Same	091 00 0 052.00

STATE OF ~~FLORIDA~~ Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is TWO MILLION FIVE HUNDRED FORTY-SEVEN FIVE HUNDRED DOLLARS ($2,547,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of February, 2018.

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

Notary Public
My Commission Expires: 09/07/21

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **JAMES R. PORTER** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JIMMY R. MITCHELL** ("Grantee"), his heirs, representatives, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly

described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 6400 Louisiana Ave, Nashville, Davidson County, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, representatives, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, his heirs, representatives, successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs, representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Bobbie F. Porter, spouse of Grantor, joins in this conveyance solely to convey any spousal interest that she may have in and to the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 16th day of February, 2018.

GRANTOR

James R. Porter

James R. Porter

(STATE OF FLORIDA)

(COUNTY OF Lee)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, JAMES R. PORTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of February, 2018.

Alisha J. Baker

Notary Public

My Commission Expires: 08/04/2020

Bobbie F. Porter

Bobbie F. Porter

STATE OF FLORIDA)

COUNTY OF Lee)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, BOBBIE F. PORTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of February, 2018.

Alisha J. Baker

Notary Public

My Commission Expires: 08/04/2020

(STATE OF FLORIDA)

(COUNTY OF LEE)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, JAMES R. PORTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of February, 2018.

Joan K Riggenbach
Notary Public

My Commission Expires: 11-29-19

JOAN K. RIGGENBACH
MY COMMISSION # FF 912682
EXPIRES: November 29, 2019
Bonded Thru Notary Public Underwriters

(STATE OF FLORIDA)

(COUNTY OF LEE)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, BOBBIE F. PORTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of February, 2018.

Joan K Riggenbach
Notary Public

My Commission Expires: 11-29-19

JOAN K. RIGGENBACH
MY COMMISSION # FF 912682
EXPIRES: November 29, 2019
Bonded Thru Notary Public Underwriters

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the William A. and Hazel C. Hinton Property as of record in Deed Book 7947, page 113 and Deed Book 7947, page 122 and being bounded on the west by Centennial Boulevard Associates as of record in Deed Book 7511, page 170 and Lewis A. Sharp Property as of record in Deed Book 5217, page 920, on the North by the Richard Norvell Property as of record in Deed Book 5595, page 845, on the East by the West Right of Way of the L & N Railroad and on the South by the Nashville Electric Service Property as of record in Deed Book 5620, page 600, and being more particularly described as follows:

Beginning at an iron pin at the northeast corner of the herein described Tract, same being the Southwest corner of the Richard Norvell Property and being in the West Right of Way of the L & N Railroad; thence with the west right of way of the L & N Railroad South 37 deg. 36 min. 00 sec. West 562.27 feet to an iron pin at a corner with Nashville Electric Service; thence with Nashville Electric Service North 56 deg. 49 min. 22 sec. West 566.41 feet to an iron pin at a corner common with Centennial Boulevard Associates; thence with Centennial Boulevard Associates, North 40 deg. 40 min. 00 sec. East, 279.15 feet to an iron pin at a corner common with Sharp; thence with Sharp South 74 deg. 52 min. 43 sec. East, 87.77 feet to a concrete monument; thence North 56 deg. 09 min. 47 sec. East 315.63 feet to an iron pin; thence South 52 deg. 28 min. 00 sec. East, 220.00 feet to an iron pin, passing a corner common to Sharp and Norvell at approximately 124.4 feet; thence continuing with Norvell South 37 deg. 32 min. 00 sec. West, 6.00 feet to an iron pin; thence South 52 deg. 28 min. 00 sec. East, 148.21 feet to the point of beginning, containing 284,488 square feet (6.531 acres, more or less). Said property being described according to a survey by Cherry Land Surveying dated November 19, 1992, revised November 25, 1992, and Surveyor's Report and Addendum dated November 25, 1992.

EASEMENT TRACT

Together with a permanent easement and right of way subject to the exceptions, conditions, and covenants hereinafter set forth, on, over, and across the hereinafter described land for the following purposes, to wit: the right to enter upon said land and to grade, level, fill, drain, pave, build, maintain, repair, and rebuild a road, together with such bridges, culverts, ramps and cuts as may be necessary for a road on, over, and across a parcel of land located in the City of Nashville in Davidson County, State of Tennessee, near the intersection of Louisiana Avenue and Sixty-Third Street, the said parcel being more particularly described as follows according to a survey by Cherry Land Surveying dated November 19, 1992, revised November 25, 1992.

Commencing at the southwest corner of the intersection of Louisiana Avenue and Sixty-Third Street and at the most easterly corner of the West Nashville Substation property (US-TVA Tract TSS-2); thence with the substation property line and with the southwest line of Louisiana Avenue N. 57 deg. 51 min. W., 215.0 feet to a point; thence, leaving the street line, N. 51 deg. 56 min. 42 sec. E., 8.5 feet to the POINT OF BEGINNING; thence, leaving the substation property line, N. 55 deg. 07 min. 00 sec. W., 16.0 feet to a point; thence N. 50 deg. 37 min. 00 sec. W., 12.0 feet to a point; thence N. 34 deg. 56 min. 00 sec. W., 101.3 feet to a point; thence N. 57 deg. 51 min. 00 sec. W., 192.0 feet to a point in the southeast line of the right of way for the N. C. &

St. L. Railroad and in the West Nashville Substation property line; thence with the substation property line and with the said railroad right of way line N. 37 deg. 36 min. 00 sec. E., 50.2 feet to a point; thence, leaving the substation property line and the railroad right of way line, S. 57 deg. 51 min. 00 sec. E. 197.4 feet to a point; thence S. 34 deg. 56 min. 00 sec. E., 17.0 feet to a point in the West Nashville Substation property line; thence with the substation property line and with a curve having a radius of 468.3 feet as it curves to the left in a southeasterly direction 120.2 feet (the chord bearing and distance being S. 28 deg. 21 min. 00 sec. E., 119.9 feet) to the point; thence S. 51 deg. 56 min. 42 sec. W., 27.0 feet to the point of beginning, and containing 0.35 acre, more or less.

Being the same property conveyed to JAMES R. PORTER and wife, BOBBIE F. PORTER from WILLIAM A. HINTON and the ESTATE OF HAZEL C. HINTON CONSERVATORSHIP by deed of record in Book 8821, Page 246, dated December 22, 1992, and by deed of record in Book 11245, page 224, dated September 1, 1998, said Register's Office. BOBBIE F. PORTER conveyed her interest to JAMES R. PORTER by deed of record as Instrument Number 20151005-0101024 dated September 29, 2015, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2018, a lien, not yet due and payable. Note: Taxes are being paid on a 0.321 acre strip of record in Book 8902, page 428, said Register's Office, that is included in Map-Parcel 091-00-0-052.00 but is not owned by Grantor.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated Sections 67-5-603, *et seq*.

2. No assurance is afforded as to the acreage or square footage contained in the Property.

3. Easement for sanitary sewer and/or storm drainage of record in Book 4017, page 429, Register's Office for Davidson County, Tennessee.

4. Terms and conditions of Grant of Easement of record in Book 4049, page 693, as replaced in Book 4928, page 551, said Register's Office, as corrected in Affirmation of Easement and Correction of Deed of record in Book 8821, page 239, said Register's Office.

5. Right-of-way granted Nashville, Chattanooga & St. Louis Railway by grant from Realty Savings Bank & Trust Company, of record in Book 340, page 553, said Register's Office.

6. Easement for electric power transmission line granted The United States of America by grant from The Mead Corporation, of record in Book 1300, page 112, and in Book 2903, page 328, said Register's Office.

7. Easement and right-of-way for railroad spur track crossing Easement Tract.

8. Sewer easement granted Metropolitan Government of Nashville, and Davidson County, Tennessee, and power line easement granted Tennessee Valley Authority as shown on survey attached to Deed of record in Book 4304, page 577, said Register's Office.

9. Sewer easements granted City of Nashville in Book 2495, page 149, said Register's Office.

10. Grant of Transmission Line Easement of record in Book 2923, page 151, said Register's Office.

11. TVA Easement of record in Book 1205, page 45, said Register's Office

12. Partial Assignment Agreement of record in Book 8919, page 821, said Register's Office.

13. Consequences of discrepancies between the property description as described in Deed Book 8821, page 246, said Register's Office, and the property described as Map-Par. 091-00-0-052.00 according to the Davidson County, Tennessee Tax Assessor.

14. Matters as shown on the plat of survey by Alan J. Cummings, Tenn. RLS No. 2351, with Crawford & Cummings, P.C., dated January 22, 2018, last revised February 21, 2018, and designated as Job No. 18-005.