Bill Garrett Davidson County
Batch# 65119 DEEDWARRSP
03/05/2018 01:53:06 PM 5 pgs
Fees: $28.00 Taxes: $1,535.50
20180305-0020601

THIS INSTRUMENT PREPARED BY:
Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219.

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Thomasson Realty, LLC 106 East Due West Avenue Madison, Tennessee 37115	SAME	043-01-0-030.00

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 considerations, the receipt of which is hereby acknowledged, **HENRY E. KROMER and wife, KAREN D. KROMER** (collectively, the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **THOMASSON REALTY, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located at 1114 N. Gallatin Pike, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of March, 2018.

HENRY E. KROMER

KAREN D. KROMER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HENRY E. KROMER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson, Tennessee, this 27th day of February, 2018.

Notary Public

My Commission Expires: 7-2-18

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KAREN D. KROMER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson, Tennessee, this 27th day of February, 2018.

Notary Public

My Commission Expires: 7-2-18

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2018.

Notary Public

My Commission Expires: _____



EXHIBIT A

Land being located in Davidson County, Tennessee, being Lot Nos. 8 and 9 of Block "E" on the Map of Eastlawn Subdivision, of record in Book 547, Pages 153 and 154 of the Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 8 and 9 front 50 feet east on the easterly side of a 25-foot Avenue dedicated for the widening of the Gallatin Pike and lying immediately east of the old right-of-way of the Nashville and Gallatin Interurban Railroad adjoining the Gallatin Pike on the east and run back between lines 120 feet to a dead line.

Being the same property conveyed to HENRY E. KROMER AND WIFE, KAREN D. KROMER, by deed from DONALD R. FILSON AND WIFE, JUDY FILSON AND RONNIE L. FILSON AND WIFE, JERRY ANNE FILSON, of record in Instrument No. 20001016-0102647, dated September 29, 2000, said Register's Office.

TOGETHER WITH the beneficial easement rights as set out in the Exclusive Parking Easement and Non-Exclusive Ingress/Egress Easement of record in Book 9260, Page 250, said Register's Office.

EXHIBIT B

1) General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 043-01-0-030.00.

2) Matters shown on the Plan of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5279, Page 740, said Register's Office.

4) Exclusive Parking Easement and Non-Exclusive Ingress/Egress Easement of record in Book 9260, Page 250, said Register's Office.

5) All matters shown on the ALTA/NSPS Land Title Survey by Brad Tyson Thomas, Tenn. RLS No. 2431, with Barge Design Solutions, dated October 18, 2017, last revised February 23, 2018, and designated as File No. 3616700.