SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$1,060,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of April, 2018.

Notary Public
My Commission expires: 2/6/19
(Affix Seal)

HALE E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 84582 DEEDWARRSP
04/25/2018 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20180425-0038983

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
TKM Real Estate, LLC	SAME	040-00-0-023.00 & 040-00-0-55.00
1901 Lebanon Pike		
Nashville, TN 37210	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Owen Alvin Waldrop, Jr., individually and Steven A. Benefield, as Trustee of The Grace Waldrop Batson Revocable Trust Amended and Restated May 10, 2005**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **TKM Real Estate, LLC**, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Certain real estate in Davidson County, Tennessee, as follows: Lying in the 10th Civil District of said County, and more particularly described as follows:

Beginning at a stake in the western line of the property conveyed to Bettie Belle Mullins by deed from Alice True and husband, of record in Book 1019, page 134, Register's Office for said County, said point being south 45° east 1815.5 feet from the extreme northwest corner of said Mullins' property; running thence south 88° 5' west 624 feet to a white oak; thence south 30° west 652 feet to a post; thence south 79° 40' west 103 feet to a stone 16 feet west of an elm; thence south 7° east 21.50 feet to a stake 3 feet south of a hackberry; thence south 88° 50' east 691 feet to an oak; thence south 21° 35' east 157 feet to a post; thence south 70° east 377 feet to the southwest corner of the Bettie Belle Mullins tract; thence north 11° west 3475.3 feet along the western line of the Mullins property and crossing Old Hickory Boulevard to the point of beginning, containing 66.25 acres, more or less, according to a survey made by Blanchard and Parrish, Surveyors, July 20, 1938. But being otherwise described as follows: Beginning at a stone and pointers, the extreme western corner of a tract of land conveyed to Bettie Belle Mullins by deed from Alice True and husband, of record in Book 1019, page 134, Register's Office for said County; and running thence westerly 35 poles to a stone and pointers; thence southerly 40 poles to a stone and mulberry; thence westerly 6-1/3 poles to a stone and beech, thence corner of a tract of land formerly owned by the heirs of John G. Marshall, deceased; thence south 9-1/3° east with the eastern boundary line of said tract, and crossing the east fork of Whites Creek, 151 poles to 3 buckeyes; thence easterly 25 poles to a stone; thence southerly 8.6 poles to an elm, to the northwest corner of a 40 acre tract of land conveyed to W.T. Bennett and J.A. Woodroof, by deed from F.P. White, of record in Book No. 257, page 4, said Register's Office; thence south 7-1/2° east with the northerly boundary line of said tract, 48.22 poles to the southwest corner of said tract of land sold to Bettie Belle Mullins, as aforesaid; thence north 14° 19' west, with her western boundary line, 220 poles, more or less, to the beginning, containing 63 acres, more or less, including but excluding a small tract containing 6.09 acres according to a survey of John Wilkes, County Surveyor, dated January 27, 1945, previously conveyed by Cartwright to J.B. Jackson, Jr., by deed bearing date February 8, 1945, of record in Book 1315,page 258, of the Register's Office of Davidson County, which small tract is excluded from the land above described, and which is not conveyed by this deed, being more particularly described as follows: Beginning at an iron pin in the center of Old Hickory Boulevard, in P. Cartwright's east line of the property conveyed to him by deed of record in Book 1701, page 543, said Register's Office; thence south 8° east (crossing Little Creek Fork of Whites Creek at 900 feet) 2103 feet to an iron pin in Bennett's line; thence south 70° east 217-1/2 feet to a stone (Southwest corner of Bettie Belle Mullins' Tract); thence north 22° west 2221 feet to the center of Old Hickory Boulevard; thence south 80° west 68 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREIN is the following:

Being in the 10th Civil District of said County and described according to a survey by John Kohl dated May 22, 1965 as follows:

Beginning at a point at the northwest corner of the property conveyed to Ernest Ross Frazier and wife, of record in Book 3899, page 726, Register's Office for said County; thence northwestwardly along the same bearing of the west line of the aforementioned property previously conveyed to the said Ernest Ross Frazier, 435.6 feet to a point; thence eastwardly 200 feet to a point; thence southeastwardly 435.6 feet to a point, the northeast corner of the property conveyed to Frazier (supra); thence with the north line of said property southwestwardly 200 feet to the point of beginning.

Being the same property conveyed to O.A. WALDROP AND WIFE, IRENE H. WALDROP by deed from ALVIN PARRISH AND EUGENE PARRISH, of record in Book 1807, page 106, dated February 15, 1950, said

Register's Office. O.A. WALDROP died on or about October 8, 1977, leaving IRENE H. WALDROP as surviving tenant by the entirety. IRENE H. WALDROP having since died on or about December 13, 1986, said property was devised to her daughter, GRACE JOY WALDROP BATSON, and son OWEN A. WALDROP, JR., pursuant to the Last Will and Testament of IRENE H. WALDROP, Docket No. 79304, Probate Court of Davidson County, Tennessee. GRACE WALDROP BATSON died on or about July 5, 2005, and devised to STEVEN A. BENEFIELD as TRUSTEE of the GRACE WALDROP BATSON REVOCABLE TRUST AMENDED AND RESTATED MAY 10, 2005, pursuant to the Last Will and Testament of GRACE WALDROP BATSON, Docket No. 05P1824, Probate Court, Davidson County, Tennessee. For further reference see Quitclaim Deed of record as Instrument No. 20060727-0091042, said Register's Office.

Owen Alvin Waldrop and Owen Alvin Waldrop, Jr. being one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Application for Greenbelt Assessment of record in Instrument Nos. 20061130-0147995 and 20061130-0147996, Register's Office for Davidson County, Tennessee.
- Agreement for dedication of easement for Sanitary Sewers and/or storm drainage of record in Book 5141, page 723, Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement to Tennessee Natural Gas Lines, Inc. of record in Book 2492, page 513, Register's Office for Davidson County, Tennessee.
- applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2018 real estate taxes, which are to be prorated

Property commonly known as: **7395 Old Hickory Blvd, Whites Creek, TN 37189**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized and possessed of the aforedescribed real estate; that he has a right to convey the same;, and that he will warrant the title against the lawful claims of all persons claiming under him.

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

WITNESS our hands this April 18, 2018.

The Grace Waldrop Batson Revocable Trust Amended and Restated May 10, 2005

Owen Alvin Waldrop, Jr.

By: **Steven A. Benefield, Trustee**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Owen Alvin Waldrop, Jr.,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 17, 2018

My commission expires 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF ALABAMA

COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven A. Benefield, whose name as Trustee of the Grace W. Batson Revocable Trust** is signed to the foregoing instrument, and who is to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he, in his capacity as such trustee, executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 17th, 2018

My commission expires 1-2-2022

LISA SULLIVAN NOTARY PUBLIC STATE OF ALABAMA

Notary Public

LISA SULLIVAN
My Commission Expires
January 2, 2022

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.