Bill Garrett Davidson County
Batch# 85689 DEEDWARRSP
04/27/2018 11:34:43 AM 5 pgs
Fees: $28.00 Taxes: $2,035.00
20180427-0039848

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Oakwood Investors, LLC 118 16th Avenue South Suite 200 Nashville, Tennessee 37203	Oakwood Investors, LLC 118 16th Avenue South Suite 200 Nashville, Tennessee 37203	Portions of 072-00-0-026.00 072-00-0-002.00 072-00-0-024.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Fifty Thousand and No/100 Dollars ($550,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of April, 2018.

Notary Public

My Commission Expires: 5-5-20

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JESSICA R. MAYBERRY My Commission Expires MAY 5, 2020

For and in consideration of the sum of Five Hundred Fifty Thousand and No/100 Dollars ($550,000.00), the receipt and sufficiency of which are hereby acknowledged, Robert E. Johnson and Patricia A. Johnson, individual residents of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Oakwood Investors, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels 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 located at 2034 Pittway Drive, Nashville, Davidson County, Tennessee.

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, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except 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.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 24th day of April, 2018.

GRANTOR:

Robert E. Johnson

Patricia A. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christopher B. Fowler, a Notary Public of said County and State, **Robert E. Johnson and Patricia A. Johnson**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27th day of April, 2018.

CHRISTOPHER B FOWLER ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: JULY 2, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3, as shown on the map entitled Resubdivision & Consolidation Plat, Oakwood Development, of record in Instrument No. 20180426-0039225, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a concrete monument found (ID: Cumberland Iron Nashville) in the east right of way line of Oakwood Avenue, said monument being located N 07°11'46" E a distance of 1207.72 feet from the centerline intersection of said Oakwood Avenue and Trinity Lane; thence leaving said right of way line with the Antioch Missionary Baptist Property, recorded in Deed Book 8660, Page 769, as follows: N 06°03'23" E a distance of 31.07 feet to a 1/2" iron pin set, said iron pin set being the true Point of Beginning of this tract; thence with the proposed right of way line of Oakwood Avenue, as follows: with a curve turning to the left with an arc length of 251.46 feet, with a radius of 627.64 feet, with a chord bearing of N 16°05'02" W, with a chord length of 249.78 feet to a 1/2" iron pin set; thence with a compound curve turning to the left with an arc length of 183.52 feet, with a radius of 627.72 feet, with a chord bearing of N 35°56'08" W, with a chord length of 182.87 feet to a 1/2" iron pin set; thence N44°17'00"W a distance of 59.99 feet to a 1/2" iron pin set; thence N 43° 19' 43" W a distance of 60.01 feet to a 1/2" iron pin set; thence with a curve turning to the right with an arc length of 124.24 feet, with a radius of 692.56 feet, with a chord bearing of N 38° 28' 53" W, with a chord length of 124.07 feet to a 1/2" iron pin set; thence with a compound curve turning to the right with an arc length of 124.22 feet, with a radius of 635.48 feet, with a chord bearing of N 27° 30' 41" W, with a chord length of 124.02 feet to a 1/2" iron pin set; thence with a compound curve turning to the right with an arc length of 49.32 feet, with a radius of 2333.85 feet, with a chord bearing of N 19° 32' 19" W, with a chord length of 49.32 feet to a 1/2" iron pin set; thence leaving said proposed right of way line with the south line of Shepardwood Subdivision, recorded in Plat Book 6900, Page 753 N 74° 39' 10" E a distance of 150.31 feet to a 1/2" iron pin set; thence across the parent tract, as follows: with a curve turning to the left with an arc length of 34.31 feet, with a radius of 2183.85 feet, with a chord bearing of S 19° 37' 48" E, with a chord length of 34.31 feet to a 1/2" iron pin set; thence with a compound curve turning to the left with an arc length of 92.40 feet, with a radius of 485.48 feet, with a chord bearing of S 27° 37' 24" E, with a chord length of 92.26 feet to a 1/2" iron pin set; thence with a compound curve turning to the left with an arc length of 97.39 feet, with a radius of 542.56 feet, with a chord bearing of S 38° 31' 00" E, with a chord length of 97.26 feet to a 1/2" iron pin set; thence S 43° 19' 43" E a distance of 59.16 feet to a 1/2" iron pin set; thence S 44° 17' 00" E a distance of 58.74 feet to a 1/2" iron pin set; thence with a curve turning to the right with an arc length of 227.30 feet, with a radius of 777.72 feet, with a chord bearing of S 35° 55' 58" E, with a chord length of 226.50 feet to a 1/2" iron pin set; thence with a compound curve turning to the right with an arc length of 327.44 feet, with a radius of 777.72 feet, with a chord bearing of S 15° 29' 54" E, with a chord length of 325.03 feet to a 1/2" iron pin set in the Antioch Missionary Baptist property line; thence with said line N 83° 24' 37" W a distance of 150.20 feet to a 1/2" iron pin found (ID: Thornton); thence S 06° 03 23 W a distance of 13.51 feet to the point of beginning, having an area of 130,200 square feet, 2.99 acres.

Being a portion of the same property conveyed to Robert E. Johnson and wife, Patricia A. Johnson by Warranty Deed of record in Instrument No. 20000214-0014364, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2018 for both Parcel 072-00-0-026.00, 072-00-0-024.00 and Parcel 072-00-0-002.00.
2. Matters shown on the Plan of record in Plat Book _____Page ____, Register's Office for Davidson County, Tennessee.