Bill Garrett Davidson County
Batch# 96922 DEEDWARRSP
05/25/2018 01:09:42 PM 5 pgs
Fees: $28.00 Taxes: $4,736.00

20180525-0050397

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Uptown Fruits Market, Inc. 1431 Dickerson Pike Nashville, TN 37207	Uptown Fruits Market, Inc. 1431 Dickerson Pike Nashville, TN 37207	Map 071-11-0 Parcel 35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,280,000.00.

Patricia E. Wall

Affiant

Sworn to and subscribed before me this 24th day of May, 2018.

Ginger M. Fox

Notary Public
My Commission Expires: 01-01-20

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia E. Wall**, an unmarried individual, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Uptown Fruits Market, Inc.**, a Tennessee for-profit Corporation, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as

follows, to wit:

TRACT 1:
Being a part of Lot No. 17 on the Plan of W.B. Dews Subdivision, of record in Book 332, Page 53, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron stake at the intersection of the southerly margin of Gatewood Avenue and the easterly margin of Dickerson Road; thence, with the southerly margin of Gatewood Avenue, South 85 degrees, 54' East 86.85 feet to an iron stake; thence, leaving said Gatewood Avenue, South 4 degrees 06' West 144.3 feet to an iron stake; said stake being in the common line of Lots 17 and 18, of said subdivision; thence, with the line between Lots 17 and 18, North 83 degrees, 39' West 115.1 feet to an iron stake, said stake being on the easterly margin of Dickerson Road; thence, with said margin of Dickerson Road with a curve to the left (radius 2,897.93') 142.46 feet to the point of beginning and containing 0.329 acres according to a survey dated March 4, 1966, by Parrish Engineers, Inc., 2907 Granny White Pike, Nashville, Tennessee.

TRACT 2:
Being a part of Lot 17 on the Plan of W.B. Dews Subdivision, as of record in Book 332, Page 53, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron stake on the southerly margin of Gatewood Avenue and being 86.85 feet east of the easterly margin of Dickerson Road; thence, with the southerly margin of Gatewood Avenue, South 85 degrees, 54' East 154.85 feet to an iron stake, said stake being on the westerly margin of a 10 foot alley; thence with said westerly margin of the 10 foot alley, South 6 degrees 30' West 150.00 feet to an iron stake, said stake being the common corner of Lots 17 & 18 in said Subdivision; thence, with the line between Lots 17 & 18, North 83 degrees 39' West 148.7 feet to an iron stake, said stake being the southeast corner of Tract No. 1; thence, North 4 degrees 06' East, 144.3 feet to the point of beginning and containing 0.513 acres according to a survey dated March 4, 1966 by Parrish Engineers, Inc., 2907 Granny White Pike, Nashville, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT:

Beginning at a point in the Proposed Right-of-Way of Dickerson Pike, 13.30 feet right of base line station 20+69.48 for Project 01-M-13, on file at the Public Works Department, of Davidson County, Tennessee, Said point being the Point of Beginning;

Thence: North 81 degrees 05 minutes 57 seconds West, 7.16 feet to a point in the Present Right-of-Way of Dickerson Pike;

Thence: With the Present Right-of-Way and a curve to the left, having a radius of 2898 feet, an arc distance of 152.70 feet, a chord bearing of North 19 degrees 39 minutes 40 seconds East, a chord distance of 152.68 feet to a point on the Present Right-of-Way of Dickerson Pike and

Gatewood Avenue;

Thence: South 81 degrees 05 minutes 57 seconds East, 24.48 feet to a point on the southerly margin of Gatewood Avenue;

Thence: South 10 degrees 21 minutes 59 seconds West, 3.00 feet to a point;

Thence: With the Proposed Right-of-Way Dickerson Pike and a curve to the left, having a radius of 30.01 feet, an arc distance of 42.54 feet, a chord bearing of South 59 degrees 18 minutes 25 seconds West, a chord distance of 39.07 feet to a point on the Proposed Right-of-Way of Dickerson Pike;

Thence: Continuing with the Proposed Right-of-Way Dickerson Pike and a curve to the right, having a radius of 2905 feet, an arc distance of 135.36 feet, a chord bearing of South 19 degrees 54 minutes 50 seconds West, a chord distance of 124.39 feet to the Point of Beginning;

Said portion of land contains 1774.9650 square feet, or 0.029 acres.

BEING the same property conveyed to Patricia E. Wall by warranty deed from Charles L. Hendricks, of record in Book 8626, Page 397, dated May 14, 1992, Register's Office for Davidson County, Tennessee.

This is improved property known as 1431 Dickerson Pike, Nashville, TN 37207.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. Taxes for the year 2018 and all subsequent years, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 53, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3986, Page 336, Register's Office for Davidson County, Tennessee.

4. Subject to Warranty Deed to the Metropolitan Government of Nashville & Davidson County of record as Instrument No. 20050413-0041068, Register's Office for Davidson County, Tennessee.

GRANTOR further covenants and binds herself to warrant and forever defend the title to the said land to the GRANTEE against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever 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 the execution of this Special Warranty Deed as of this 24th day of May, 2018.

Patricia E. Wall

Patricia E. Wall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Patricia E. Wall, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 24th day of May, 2018.

Notary Public

My Commission Expires: 01-01e-20

GINGER M. FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN