This instrument prepared by
and Return to:
Perrone & Young
Gregory S. Perrone
109 Westpark Dr., Ste. 330
Brentwood, TN 37027
615-373-6910

Bill Garrett Davidson County
Batch# 120567 DEEDWARRSP
07/25/2018 11:25:17 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20180725-0072511

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS: **ATLANTA INVESTMENT TEAM, LLC**	SEND TAX BILLS TO: SAME	MAP PARCEL NUMBERS P/O 033 00 0 04200 P/O 033 00 0 29700
2118 Defoors Ferry Road	Same	
Atlanta, GA 30318	Same	

IN CONSIDERATION of One ($1.00) Dollar and other valuable consideration paid, the receipt of all of which is hereby acknowledged, **TERRY E. WILKES**, an individual, **FRED HIX**, an individual and **CHAD M. RAY,** an individual, (collectively, the "Grantor"), does hereby sell, transfer and convey unto **ATLANTA INVESTMENT TEAM, LLC**, a Georgia limited liability company (the "Grantee"), the following described real estate located in Goodlettsville, Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said ATLANTA INVESTMENT TEAM, LLC, a Georgia limited liability company, its successors and assigns, forever in fee simple.

Grantor, covenants that it is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same, that the title thereto is clear, free and unencumbered, except as set forth on ***Exhibit "B"*** (Permitted Exceptions).

Grantor further covenants and binds itself, its successors, assigns and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against lawful claims of all persons claiming, by through or under Grantor, but not otherwise.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor, has caused this instrument to be executed by its duly authorized officer on this the 20 day July, 2018.

TERRY E. WILKES, an individual

FRED HIX, an individual

CHAD M. RAY, an individual

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Terry E. Wilkes, Fred Hix and Chad M. Ray the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, being authorized to do so, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of July, 2018.

Notary Public
My Commission Expires: 2021

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**

Affiant

Subscribed and sworn to before me, this the 20 day of July, 2018.

Notary Public
My commission expires: 2021
(AFFIX SEAL)

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

Lot 1 on the final plat of a 2 acre portion of the Terry E. Wilkes, Fred Hix and Chad M. Ray property. Said plat being of record in Instrument No. 20180718-0070155 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Terry E Wilkes and Fred Hix and Chad M. Ray by special warranty deed from IBP 1, LLC of record in Instrument No. 20160328-0028234 Register's Office for Davidson County, Tennessee, dated 02/12/2015 and recorded on 03/28/2016. See also Scrivener's Affidavit in Instrument Number 20170809-0081591 of the same Office.

EXHIBIT "B"
Exceptions

1. General or special taxes and assessments required to be paid for City and County taxes in the year 2018 and subsequent years for a portion of Map/Parcel 033 00 0 04200 and a portion of Map/Parcel 033 0 0 29700.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20031001-0145053 and Instrument Number 20080611-0060336, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national original unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Subject to all matters shown on the Plan of record as Instrument Number 20180718-0070155, Instrument Number 20071012-0121427, Instrument Number 20040421-0045029, Register's Office of Davidson County, Tennessee.

4. Easement to Nashville Gas Company of record in Instrument Number 20040803-0092710, in the Register's Office for Davidson County, Tennessee.

5. Easement Agreement to Verizon Wireless of record in Instrument Number 20051206-0146923, in the Register's Office for Davidson County, Tennessee.

6. Communication Systems ROW and Easement to AT&T Corp. of record in Instrument Number 20090826-0080179, in the Register's Office for Davidson County, Tennessee.

7. TVA Easement shown on Plan in Book 4175, page 8, Register's Office for Davidson County, Tennessee.

8. Agreement for dedication of Easement for sanitary sewers and/or storm drainage in Book 7695, page 562, Register's Office for Davidson County, Tennessee.

9. Grant of Transmission Line Easement in Book 3248, page 58, Register's Office for Davidson County, Tennessee.

10. Easement to United States of America in Book 10752, page 679, Register's Office for Davidson County, Tennessee.

11. Easement Agreement in Instrument No. 20031001-0145056, Register's Office for Davidson County, Tennessee.