SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141113 **DEEDWARRSP**
09/17/2018 10:37:43 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20180917-0091855

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 11/4/21

(AFFIX SEAL)

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael's Auto Sales, LLC (NAME)	Michael's Auto Sales, LLC (NAME)	14707009900
2503 Dickerson Pike (ADDRESS)	2503 Dickerson Pike (ADDRESS)	14707010500
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	14707010700

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen D. Elkins,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael's Auto Sales, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 0 Nolensville Pike, Nashville, TN 37211
4424 Bass Ave, Nashville, TN 37211
4416 Bass Ave, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 14th day of September, 2018.

Stephen D. Elkins

State of Tennessee
County of Williamson

Personally appeared before me Stephen D. Elkins, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of September, 2018.

Notary Public
My Commission Expires: 11/4/21

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY OF

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1; 0 Nolensville Pike; Map/Parcel 14707009900:
Beginning at an iron rod situated in the intersection of the westerly margin of Nolensville Pike with the southerly margin of Winston Avenue West, said point also being the northeast corner of the property conveyed to Stephen D. Elkins of record in Instrument No. 20051216-0151102, R.O.D.C., TN;
Thence, along the westerly margin of Nolensville Pike, S 28°09'49"E, a distance of 111.05 feet to an iron rod situated in the northerly margin of Bass Avenue;

Thence, along said road N 87°36'59"W, a distance of 254.27 feet to an iron rod;
Thence, along said road, N 88°15'39"W, a distance of 225.10 feet to an iron rod;
Thence, N 85°58'20" W, a distance of 153.46 feet to an iron rod;
Thence, N 10°38'51" W, a distance of 89.25 feet to an iron rod situated in the southerly margin of Winston Avenue West;
Thence along said road, S 83°40'16"E, a distance of 108.55 feet to an iron rod;
Thence along said road, along a curve to the left, having a central angle of 05°40'18", a radius of 560.70 feet a tangent of 27.77 feet, a length of 55.50 feet, and having a chord which bears S 86°27'33"E, a distance of 55.48 feet to an iron rod;
Thence along said road, S 89°32'55"E, a distance of 69.19 feet to an iron rod;
Thence, along said road, along a curve to the right, having a central angle of 13°02'29", a radius of 791.83 feet a tangent of 90.51 feet, a length of 180.23 feet, and having a chord which bears S 84°21'28"E, a distance of 179.84 feet to an iron rod;
Thence, along said road, along a curve to the left, having a central angle of 15°02'01", a radius of 229.47 feet a tangent of 30.28 feet, a length of 60.21 feet, and having a chord which bears S 82°01'25"E, a distance of 60.04 feet to an iron rod;
Thence, along said road, along a curve to the left, having a central angle of 19°56'57", a radius of 368.35 feet, a tangent of 64.78 feet, a length of 128.25 feet, and having a chord which bears N 79°10'49" E, a distance of 127.60 feet to the point of beginning and containing 49,608.390 square feet or 1.139 acres of land.

Tract 2; 4424 Bass Ave; Map/Parcel #14707010500:
Land in Davidson County, Tennessee, and being more particularly described according to a survey by Allen R. Trumbo License No. 1127, Dale and Associates, Land Surveyors, dated May 8, 1998, as follows:
Beginning at an iron rod situated in the southerly margin of Bass Avenue, said point being the Northwest Corner of the Valuable Investment Properties property, of record in Book 10654, page 28, Register's Office for Davidson County, Tennessee, thence leaving said Road, South 00 degrees 06 minutes 44 seconds West a distance of 50.42 feet to an iron rod; thence South 82 degrees 47 minutes 14 seconds West a distance of 154.79 feet to an iron rod; thence North 12 degrees 48 minutes 46 seconds West a distance of 60.63 feet to an iron rod situated in the southerly margin of Bass Avenue; thence along said Road, North 86 degrees 19 minutes 23 seconds East a distance of 167.45 feet to the point of beginning.

Being the same property conveyed to Stephen D. Elkins by Warranty Deed from Ben Maxwell, Trustee of the Lake Providence Missionary Baptist Church recorded on December 16, 2005, of record in Instrument No. 20051216-0151102 and corrected in Deed of Correction recorded on April 18, 2007, of record in Instrument No. 20070418-0046166, Register's Office for Davidson County, Tennessee.

Tract 3; 4416 Bass Ave; Map/Parcel #14707010700:
A certain tract or parcel of land in Davidson County, State of Tennessee, being part of land in the 8th Civil District of Davidson County, Tennessee, being 106 feet north and south east side, 101 feet north south west side, 64 feet east and west south end, 48 feet east and west with end as staked of as part of land bounded on the north by the Kennard land and on the south by Cunningham land, it being part of the same land conveyed to Martha Robinson by Sam Hartman, see Book No. 315, page 94, R.O.D.C., Tennessee and being the same property conveyed to Fred Malone by deed recorded in Book 633, Page 368, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Stephen D. Elkins by Quitclaim Deed from Valuable Investment Properties, LLC recorded on August 27, 2007, of record in Instrument No. 20070827-0102226, Register's Office for Davidson County, Tennessee.