Karen Y Johnson Davidson County
Batch# 142147 DEEDWARRSP
09/18/2018 09:40:30 AM 5 pgs
Fees: $28.00 Taxes: $8,325.00
20180918-0092424

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNERS:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.:
Maplewood Square, LLC 421 E. Iris Dr., Ste. 300 Nashville, TN 37204 and Larry D. Garris 5341 Forest Acres Dr. Nashville, TN 37220	New Owners	06008001000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,250,000.00.

AFFIANT

CHARLES B. REASOR III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 17th **day of** September, **2018.**

Notary Public

My Commission Expires: 11-5-2018

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MAPLEWOOD SQUARE, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto LARRY D. GARRIS, a married man, an undivided fifty percent (50%) in and to all of Grantor's right, title and interest in and to the subject Property, thereby creating a tenancy in common between the parties (collectively, "Grantees"), and Grantees' respective heirs, successors and assigns,

certain real estate in Davidson County, Tennessee, described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 3046 Dickerson Pike, Nashville, TN 37027. (The subject Property includes the said 3046 Dickerson Pike, Nashville, Tennessee address, and is inclusive of such address and the following additional addresses utilized within the Property as a whole: 3044 Dickerson Pike; 3046 Dickerson Pike; 3048 Dickerson Pike; 3050 Dickerson Pike; 3052 Dickerson Pike; and 3054 Dickerson Pike).

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantees, and Grantees' respective heirs, successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit B, attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title to the Property to Grantees, and to Grantees' respective heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 17th day of September, 2018.

GRANTOR:

MAPLEWOOD SQUARE, LLC, a
Tennessee limited liability company

BY: _____
William R. Hostettler, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Reason III, a Notary Public, William R. Hostettler, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of MAPLEWOOD SQUARE, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 17th day of September, 2018.

Charles B Reason III
NOTARY PUBLIC

MY COMMISSION EXPIRES:
November 5, 2018

CHARLES B. REASON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot 1 on the Plan of Arthur Payne Property of record in Plat Book 5200, Page 252, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

Beginning at a concrete monument found (CMF) at the southeasterly corner of Hollingsworth Oil Company, LLC, as recorded as Instrument No. 20050831-0104906, said Register's Office, said monument being on the westerly right-of-way of Dickerson Pike; thence with said right-of-way, the following calls:

South 04° 34' 45" 'West, a distance of 108.29 feet to an iron pin set (IPS); thence with a curve to the right, said curve having a radius of 5299.16 feet, a length of 166.37 feet and chord, bearing and distance of South 05° 28' 46" West, a distance of 166.37 feet to an IPS at the northeasterly corner of Belz Investment Company, as recorded in Deed Book 4878, Page 533, said Register's Office; thence with Belz Investment Company North 08° 01' 37" West, a distance of 471.00 feet to an IPS at the southeasterly corner of Waste Expansions, LLC, as recorded as Instrument No. 20050203-0013063, said Register's Office; thence with the easterly line of Waste Expansion, LLC; the following calls: North 09° 53' 23" East, a distance of 258.28 feet to an IPS; South 83° 15' 15" East, a distance of 70.54 feet to an IPS; North 06° 44' 45" East, a distance of 90.00 feet to an IPS; South 83° 15' 15" East, a distance of 9.00 feet to an IPS; North 07° 29' 53" East, a distance of 77.43 feet to an IPS on the southerly right-of-way of Ewing Lane; thence with said right-of-way, South 80° 05' 02" East, a distance of 220.76 feet to a CMF at the northwesterly corner of Hollingsworth Oil Company, LLC; thence with Hollingsworth the following calls: South 04° 36' 01" West, a distance of 156.32 feet to a CMF; South 79° 40' 28" East, a distance of 141.76 feet to the POINT OF BEGINNING. Containing 3.69 acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN R.L.S. No. 1859, dated December 11, 2006.

BEING the same property conveyed to Maplewood Square, LLC by special warranty deed from HNP Properties of record in Instrument No. 201707280076962, as corrected by scrivener's affidavit of record in Instrument No. 201804050031977, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TITLE EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. All matters shown on a certain plat of record in Book 5200, Page 252, in the Register's Office for Davidson County, Tennessee ("RODC").

3. Terms and provisions of Agreement, by and between Arthur W. Payne and C. R. Satterfield, d/b/a Dickerson Associates and Charles R. Satterfield and wife, Flora T. Satterfield, of record in Book 5606, Page 293, RODC.

4. Overhang Easement from Arthur W. Payne and C. R. Satterfield dba Dickerson Associates to Arthur W. Payne, of record in Book 5606, Page 252, RODC.

5. Overhead Line Easement from Arthur W. Payne to Metropolitan Government, of record in Book 5624, Page 761, RODC.

6. Easement(s) contained in deed of record in Book 5696, Page 280, RODC.

7. Termination of Easement of record in Instrument No. 201609230100664, RODC.

8. Encroachment Easement Agreement from HMP Properties to Waste Expansions, LLC, of record in Instrument No. 201611100119278, RODC.

9. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

10. Rights of parties in possession as tenants only under unrecorded leases.

11. Deed of Trust and Security Agreement executed by Maplewood Square, LLC to Hugh M. Queener, Trustee for the benefit of Pinnacle Bank, of record in Instrument No. 201707280076963, RODC.

12. Memorandum of Co-Tenancy Agreement by and between Maplewood Square, LLC and Larry D. Garris.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

