This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
John A. Woods
William H. Woods
PO Box 40522
Nashville, TN 37204
MAP 163 Parcels 68 & 69

Karen Y Johnson Davidson County
Batch# 149150 DEEDWARR
10/04/2018 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20181004-0098642

WARRANTY DEED

1031 Exchange Relinquished Property as to the interest of Gary D. Lewis -Direct Deeding

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jim O. Stafford, as to a one-half (1/2) undivided interest, and Gary D. Lewis, as to a one-half (1/2) undivided interest, as tenants in common** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **John A. Woods, as to a one-half (1/2) undivided interest and William H. Woods, as to a one-half (1/2) undivided interest, as tenants in common**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Exhibit A

Being the same property conveyed to Jim O. Stafford, as to a one-half (1/2) undivided interest, and Gary D. Lewis, as to a one-half (1/2) undivided interest, as tenants in common by deed from SPL Hickory Hollow Parkway, a Tennessee general partnership dated December 29, 2011, of record in Instrument no. 20111229-0101884, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to an easement for right of way, in favor of Metropolitan Government on the Atchley Tract, as described in attached Exhibit A, legal description.
Subject to a 30 foot easement for right of way to Hickory Hollow Parkway, in favor of Metropolitan Government, on the Seaboard Tract, as described in attached Exhibit A, legal description.
A 100 year flood hazard area as per Federal Emergency Management Agency, Flood Map panel number 470040-0316C.
Subject to an easements for set forth in instruments of record in 20061122-0145216; Instrument No. 20061122-0145229 & Instrument No. 20120228-0017172, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

This is unimproved property known as Hickory Hollow Parkway (2 Tracts), Nashville, Tennessee.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS our hands this the 3rd day of October, 2018.

Jim O. Stafford

Jim O. Stafford

Gary D. Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jim O. Stafford,** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of ~~September,~~ October 2018.

NOTARY PUBLIC
My Commission Expires:

BECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gary D. Lewis,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of October, 2018.

NOTARY PUBLIC
My Commission Expires:

BECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $360,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of October, 2018.

NOTARY PUBLIC
My Commission Expires:

BECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

Exhibit "A"

Tract I: (Atchley Tract)

Being a parcel of land in the First Civil, Nashville, Davidson County, Tennessee, located on the westerly side of Hickory Hollow Parkway (Cane Ridge Road), being the property conveyed to Horace J. Collins, Jr., et al, by deed of record in Book 5702, page 632, Register's Office for said County, and corrected in Book 5837, page 642, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the intersection of the centerline of Hickory Hollow Parkway and the easterly margin the Seaboard System Railroad, said point being the northerly most corner of the herein-described parcel; thence with said centerline of Hickory Hollow Parkway, the following calls: South 25 deg. 17' 40" East, 323.40 feet to a point; South 27 deg. 45 08" East 655.81 feet to a point; South 28 deg. 58' 21" East, 255.48 feet to a point, with a curve to the right 151.59 feet to a point, said curve having a central angle of 12 deg, 46' 22", a radius of 680.00 feet, a tangent of 76.11 feet, and a chord of South 22 deg. 35' 02" East, 151.28 feet; thence leaving said centerline of Hickory Hollow Parkway with the northerly line of the property conveyed to the Louisville and Nashville Railroad by deed of record in Book 3612, page 491, Register's Office for Davidson County, Tennessee, the following calls: South 81 deg. 29' 34" West 81.17 feet to an iron pin; North 61 deg. 41' 34" West, 203.32 feet to an iron pin; South 86 deg. 19' 22" West 155.52 feet to an iron pin **in** the easterly margin of Seaboard System Railroad; thence with said easterly margin of the Seaboard System Railroad the following calls: North 09 deg. 39' 54" West 757.09 feet to an iron pin; with the chord of **a** spinal curve, North 10 deg. 46' 04" West, 333.75 feet to an iron pin; with a curve to the left 89.90 to the point of beginning, said curve having a central angle of 01 deg. 44' 14", a radius of 2,964.93 feet, a tangent of 44.95 feet and a chord North 13 deg. 48' 48" West, 89.89 feet, containing 223.473 square feet, or 5.13 acres, more or less.

Tract II: (Seaboard Tract)

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Hickory Hollow Parkway (Cane Ridge Road), being the property conveyed to the Louisville and Nashville Railroad by deed of record in Book 3612, page 491, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated March 6, 1986 by Barge, Waggoner, Sumner and Cannon as follows:

Beginning at a point in the centerline of Hickory Hollow Parkway, said point being southeasterly 1406.74 feet, as measured along said centerline from the intersection with the easterly margin of the Seaboard System Railroad, said point also being the Northeasterly corner of the herein described parcel; thence with said centerline of Hickory Hollow Parkway the following calls: with a curve to the right 20.46 feet to a point, said curving having a central angle of 01 deg. 43'25", a radius of 680.00 feet, a tangent of 10.23 feet, and a chord of South 15 deg. 20' 08" East, 20.46 feet; with a curve to the right 86.27 feet to a point, said curve having a central angle of 39 deg. 32'32", a radius of 125.00 feet; a tangent of 44.93 feet, and a chord of South 05 deg. 17' 50" West, 84.57 feet; South 25 deg. 04' 06" West, 101.95 feet to a point; with a curve to the left 257.14 feet to a point; said curve having a central angle of 38 deg. 36' 43", a radius of 381.97 feet, a tangent of 133.81 feet, and a chord of South 05 deg. 45'44" West, 252.57 feet, South 13 deg. 32'37" East, 34.17 feet to a point: with a curve to the right 149.20 feet to a point, said curve having a central angle of 15 deg. 24'42", a radius of 520.87 feet, a tangent of 75.11 feet, and a chord of South 05 deg, 20' 17" East, 148.69 feet; South 02 deg. 52' 04" West, 214.03 feet to a point; with a curve to the left 354.31 feet to a point, said curve having a central angle of 35 deg. 27' 03", a radius of 572.96 feet, a tangent of 183.13 feet, and a chord of South 14 deg. 51' 27" East, 348.88 feet; South 33 deg. 11' 58" East 150.08 feet to a point; with a curve to the left 193.25 feet to a point, said curve having a central angle of 07 deg. 43' 48", a radius of 1432.40 feet, a tangent of 96.77 feet and a chord of South 39 deg. 05 '17" East 193.10 feet; thence leaving said centerline of Hickory Hollow Parkway, South 47 deg. 02' 49" West, 13.02 feet to an iron pin in the easterly margin of the Seaboard System Railroad; thence with said easterly margin of the Seaboard System Railroad the following calls: with a curve to the right 1070.00 feet to an iron pin, said curve having a central angle of 21 deg. 51' 24", a radius of 2804.93 feet, a tangent of 541.58 feet, and a chord of North 30 deg. 05'23" West, 1063.52 feet; North 09 deg. 39'54" West, 627.27 feet to an iron pin; thence leaving said easterly margin with the southerly line of the property conveyed to Horace J. Collins, Jr., et at by deed of record in Book 5702, page 632, and corrected in Book 5837, page 642, Register's Office for Davidson County, Tennessee, the following calls: North 86 deg. 19' 22" East 155.52 feet to an iron pin; South 61 deg. 41' 34" East, 203.32 feet, to an iron pin; North 81 deg. 29' 34" East, 81.17 feet to the point of beginning, containing 2693,917 square feet, or 5.20 acres, more or less.

Subject to a 30 foot right-of-way for Hickory Hollow Parkway claiming by Metropolitan Government, and being more particularly described as follows:

Beginning at a point in the centerline of Hickory Hollow Parkway, said point being southeasterly 1406.74 feet, as measured along said centerline, from the intersection with the easterly margin of the Seaboard System

Railroad, said point also being the northeasterly corner of the herein described parcel; thence with said centerline of Hickory Hollow Parkway the following calls: with a curve to the right 20.46 feet to a point, said curve having a central angle of 01 deg. 43' 25", a radius of 680.00 feet, a tangent of 10.23 feet, and a chord of South 15 deg. 20' 08" East, 20.46 feet, with a curve to the right 86.27 feet to a point, said curve having a central angle of 39 deg. 32' 32", a radius of 125.00 feet, a tangent of 44.93 feet and a chord South 05 deg. 17' 50" West, 84.57 feet; South 25 deg. 04' 06" West 101.95 feet to a point, with a curve to the left 257.41 feet to a point, said curve having a central angle of 38 deg. 36' 43", a radius of 381.97 feet, a tangent 133.81 feet, and a chord of South 05 deg. 45' 44" East, 252.57 feet; South 13 deg. 32' 37" East 34.17 feet to a point; with a curve to the right 149.20 feet to a point; said curve having a central angle of 16 deg. 24' 42", a radius of 520.87 feet, a tangent of 75.11 feet, and a chord of South 05 deg. 20' 17" East, 148.69 feet; South 02 deg. 52' 04" West, 214.03 feet to a point; with a curve to the left 354.51 feet to a point, said curve having central angle of 35 deg. 27' 03", radius of 572.96 feet, a tangent of 183.13 feet, and a chord of South 14 deg. 51' 27" East 348.88 feet; South 33 deg. 11' 58" East, 150.08 feet to a point; with a curve to the left 193.25 feet to point; said curve having a central angle of 07 deg. 43' 48", a radius of 143.40 feet, a tangent of 96.77 feet, and a chord of South 39 deg. 05' 17" East, 193.10 feet; thence leaving said centerline of Hickory Hollow Parkway, South 47 deg. 02' 49" West, 13.02 feet to an iron pin in the easterly margin of the Seaboard System Railroad; thence with said easterly margin of the Seaboard System Railroad with a curve to the right 458.93 feet to an iron pin, in the westerly margin of Hickory Hollow Parkway, said curve having a central angle of 09 deg. 22' 28 " a radius of 2804.93 feet, a tangent of 229.98 feet, and a chord of North 36 deg. 19' 51" West, 458.42 feet; thence with said westerly margin the following calls: with a curve to the right 259.23 feet to a point, said curve having a central angle of 24 deg. 37' 59", a radius of 602.96 feet, a tangent of 131.65 feet, and a chord of North 09 deg. 26'56" West, 257.24 feet; North 02 deg. 52'04" East, 214.03 feet to a point; with a curve to the left 140.60 feet to a point, said curve having a central angle of 16 deg. 24' 42", a radius of 490.87 feet, a tangent of 70.79 feet, and a chord of North 05 deg. 20'16" West, 140.12 feet; North 13 deg. 32'37" West 34.17 feet to a point, with a curve to the right 277.63 feet to a point, said curve having a central angle of 38 deg. 36'43", a radius of 411.97 feet, a tangent of 144.32 feet, and a chord of North 05 deg. 45'44" East, 272.40 feet; North 25 deg. 04'06" East 101.95 feet to a point; with a curve to the left 65.56 feet to a point; said curve having a central angle of 39 deg. 32'31", a radius of 95.00 feet, a tangent of 34.15 feet, and a chord of North 05 deg. 17'50" East, 64.27 feet; with a curve to the left 23.61 feet to a point, said curve having a central angle of 02 deg. 04'51", a radius of 650.00 feet, a tangent of 11.81 feet, and a chord of North 15 deg. 30' 51" West, 23.61 feet; thence leaving said westerly margin North 81 deg. 29'34" East, 30.29 feet to the point of beginning containing 40,723 square feet, or .93 acre, more or less

CERTIFICATION
I, Caitlin Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Caitlin Smith

State of Tennessee; County of Davidson
On this 4th day of October, 2018, personally appeared before me, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019