WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155821 **DEEDWARR**
11/01/2018 01:52:24 PM 5 pgs
Fees: $28.00 Taxes: $5,180.00

20181101-0108366

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$1,400,000.00~~

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME ON October 30, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-03-2020
(AFFIX SEAL)

MICHAEL B. SCHWEGLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
MBSLaw, PLLC (mbs)
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hickory Hollow Lane LLC P.O Box 2155 Mt. Juliet, TN 37121	Same as Owners	163-00-0-241.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATION(S) THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **B&V VENTURE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HICKORY HOLLOW LANE LLC,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~SUMNER~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN **EXHIBIT A,** ATTACHED.

This is improved property, known as **5300 Hickory Hollow Lane, Antioch, Tennessee 37013.**

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions").**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 29 day of October, 2018.

B&V VENTURE

By: Barbara Christian
Barbara Christian, Managing Partner

STATE OF TENNESSEE)
COUNTY OF Shelby)

BEFORE THE UNDERSIGNED a Notary Public of the State and County aforementioned, personally appeared **Barbara Christian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Managing Partner of B&V Venture, a Tennessee joint venture and as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the company as such officer and acknowledged the instrument to be the free act and deed of the company.

WITNESS my hand and seal, this 29 day of October, 2018.

Juanita Jackson
Notary Public
My Commission Expires: 9/28/2019

RETURN TO:
MBSLaw, PLLC (mbs)
P.O. Box 159264
Nashville, Tennessee 37215

JUANITA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires Sept. 28, 2019

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 5300 Hickory Hollow Lane, Antioch, TN 37013

Map/Parcel: 163-00-0-241.00

Description:

Land in Davidson County, Tennessee, being Lot(s) K-2, as shown on the map entitled Hickory Hollow Mall, of record as Instrument No. 200007210072016, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to B & V VENTURE, A TENNESSEE JOINT VENTURE, by deed from ROSE M. BROWN AND GEORGE A. VOLKERT, of record in Book 9597, page 808, dated January 19, 1995, said Register's Office.

EXHIBIT B
(EXCEPTIONS)

1. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises

2. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 163-00-0-241.00.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Matters shown on the Plan of record as Instrument No. 20000721-0072016, said Register's Office.

4. Matters shown on the Plan of record as Instrument No. 20000721-0072016, said Register's Office.

5. Declaration of Protective Covenants for Hickory Hollow, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5125, page 769, as amended of record in Book 5189, page 947, and Book 5337, page 933, said Register's Office.

6. Restated and Amended Declaration of Protective Covenants for Hickory Hollow, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5441, page 968, as amended of record in Book 5792, page 491, Book 5951, page 26, and Book 6011, page 163, said Register's Office.

7. Right of Way and Easement of record in Book 2243, page 635, said Register's Office.

8. Right of Way and Easement of record in Book 4457, page 373, as modified of record in Book 4629, page 150, said Register's Office.

9. Agreement of record in Book 5979, page 289, said Register's Office.

10. No insurance is afforded as to the acreage or square footage contained in the insured property.

in Book 5792, page 491, Book 5951, page 26, and Book 6011, page 163, said Register's Office.

11. Right of Way and Easement of record in Book 2243, page 635, said Register's Office.

12. Right of Way and Easement of record in Book 4457, page 373, as modified of record in Book 4629, page 150, said Register's Office.

13. Agreement of record in Book 5979, page 289, said Register's Office.

14. No insurance is afforded as to the acreage or square footage contained in the insured property.