Karen Y Johnson Davidson County
Batch# 171609 DEEDWARRSP
12/07/2018 02:20:30 PM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20181207-0119633

Prepared by and return to:

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
RSG Nolensville, GP 630 Cumberland Drive Hendersonville, TN 37027	**Same As New Owner**	**119-05-0-152.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **H.H. Kreyer a 75% Interest and Richard Kreyer, a 25% Interest** (hereinafter referred to as "Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto **RSG NOLENSVILLE, GP, A Tennessee General Partnership** (hereinafter referred to as "Grantee"); Its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as set forth on Exhibit "B" attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

GRANTOR FUTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever claiming through and under Grantor, but not further otherwise.

Witness my hand this 3rd day of December 2018

H. H. Kreyer
By: Richard Kreyer, Attorney in fact
H.H. Kreyer
By: Richard Kreyer, Attorney in Fact

Richard Kreyer
Richard Kreyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Richard Kreyer** to me known (or proved to me on the basis of satisfactory evidence, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **H.H. Kreyer,** and acknowledged that he executed the same as the free act and deed on behalf of **H.H. Kreyer.**

Sworn to and subscribed before me, the 30th November 2018.

My Commission Expires: 4-19-21 NOTARY PUBLIC

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Richard Kreyer** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me, the 30th day of November 2018.

My Commission Expires: 4-19-21 NOTARY PUBLIC

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is **$650,000.00,** which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, the 3rd day of December 2018.

My Commission Expires: 3/13/22 NOTARY PUBLIC

PAMELA JO SMITHSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 509 on the plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 509 fronts 50 feet on the westerly side of Nolensville Road or Fourth Avenue, South, and runs back between parallel lines, with the southerly margin of Woodbine Street 150 feet to an alley.

Being the same property conveyed to H. H. Kreyer as to a 75% interest and Richard Kreyer as to a 25% interest by Warranty Deed from John K. Bernal, Jr. and spouse, Ruby K. Bernal, filed for record on March 23, 1994 in Book 9287, page 10, Register's Office for Davidson County, Tennessee.

H.H. Kreyer and Heinz Kreyer are one in the same person.

Property Address: 2601 Nolensville Pike, Nashville, TN 37211

EXHIBIT "B"

Permitted Exceptions

1. This property is subject to all matters on the plan of record in Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee.

2. Real Property Taxes for the year 2019 and beyond, a lien not yet due and payable.

True Copy Certification

I, Jamie Ivey, 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 document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna L. Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

