Karen Y Johnson Davidson County
Batch# 181716 DEEDWARR
01/08/2019 02:24:35 PM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20190108-0002048

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
William C. Crossman, et ux 102 Woodmont Blvd., Ste. 213 Nashville, TN 37205	New Owner	097 00 0 115.11 097 00 0 063.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2018.

Notary Public
My Comm. Expires: 7/5/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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,

JAMES A. CROSSMAN, unmarried

hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto

WILLIAM C. CROSSMAN and wife, OLIVIA M. CROSSMAN

hereinafter called "GRANTEES", 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 for more complete and accurate legal description)

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth on Exhibit B attached hereto.

BEING improved property presently known as 5845 Old Hickory Blvd, Hermitage, TN 37076 and 5851 Old Hickory Blvd., Hermitage, TN 37076.

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 GRANTOR covenants with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my hand this 28 day of December 2018.

James A Crossman

JAMES A. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JAMES A. CROSSMAN, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December 2018.

David A. Childress

NOTARY PUBLIC

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019

Exhibit A
(to General Warranty Deed)

Being a tract of land lying in Davidson County, Tennessee, also being Lot 1, Priest Lake Center Section Four, as of record in Book 6200, Page 695, and Part of Reserve Parcel A, Priest Lake Center Section Two, as of record in Book 4715, Page 132, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set on the westerly right-of-way line of Old Hickory Boulevard at a corner common with Strata Waterford, LLC, as of record in Deed Instrument No. 20160930-0103331, as said Register's Office;

Thence leaving the westerly right-of-way line of Old Hickory Boulevard with the northerly property line of Strata Waterford, LLC, South 87 deg 52 min 16 sec West, 389.65 feet to an iron rod set at a corner common with Laxmi Plaza, LLC, as of record in Deed Instrument No. 20060123-0008658, at said Register's Office;

Thence with the easterly property line of Laxmi Plaza, LLC, North 01 deg 25 min 12 sec West, 122.37 feet to an existing concrete monument;

Thence North 24 deg 50 min 20 sec East, 86.83 feet to an existing iron rod at a corner common with Kwik Sak Real Estate Holdings, LLC, as of record in Deed Instrument No. 20061005-0123764, at said Register's Office;

Thence with the southerly property line of Kwik Sak Real Estate Holdings, LLC, North 54 deg 43 min 39 sec East, 171.50 feet to an iron rod set on the westerly right-of-way line of Old Hickory Boulevard;

Thence with the westerly right-of-way line of Old Hickory Boulevard, South 35 deg 18 min 16 sec east, 213.15 feet to a pk nail set;

Thence South 35 deg 51 min 40 sec East, 19.33 feet to an iron rod set;

Thence North 54 deg 28 min 46 sec East, 10.45 feet to an iron rod set;

Thence South 35 deg 31 min 13 sec East, 125.50 feet to the point of beginning, containing 71,337 square feet (1.64 acres more or less), as shown on survey of Michael H. Charette, TN RLS No. 2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, dated December 6, 2018 bearing Job# 18213 MHC.

Being the same property conveyed to JAMES A. CROSSMAN from JAMES A. CROSSMAN by Quitclaim Deed dated July 31, 2018 of record in Instrument No. 20180802-0075941, said Register's Office. Also, being part of the same property conveyed to JAMES A. CROSSMAN from MARY B. CROSSMAN by Quitclaim Deed dated October 15, 2012 of record in Instrument No. 20121016-0094841, said Register's Office. Also, being the same property conveyed to JAMES A CROSSMAN, MARY

CROSSMAN, SHERRY HOWELL AND EVERETTE HOWELL, AS TENANTS IN COMMON, by deed from PROPERTY DEVELOPMENT, A TENNESSEE JOINT VENTURE of record in Instrument No. 20031023-0156722, dated October 15, 2003, said Register's Office. EVERETTE HOWELL AND WIFE, SHERRY HOWELL have conveyed their interest in said property to JAMES A. CROSSMAN AND MARY B. CROSSMAN, MARRIED by deed of record in Instrument No. 20100903-0070512, dated September 3, 2010, said Register's Office.

Exhibit B
(to General Warranty Deed)

Limitations, Restrictions and Encumbrances

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 097-00-0-115.00 and 097-00-0-063.00.

2. Restrictive Covenants contained in instrument of record in Book 4893, Page 228, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4715, Page 132, and in Book 6200, Page 695, said Register's Office.

4. Unrecorded Lease with Barry R. Shuffitt and Gerald Scott Shuffitt d/b/a Shooters Sport Bar & Grill dated May 17, 2011.

5. Unrecorded Lease with Hany Mehany dated July 15, 2014.