This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Spiva Family Partners
4121 Hillsboro Pike, Suite 302
Nashville, TN 37215

SEND TAX BILL TO:
New Owner

Map/Parcel
#91-14-151.00

Karen Johnson Davidson County
Batch# 190481 **DEEDWARRSP**
01/31/2019 02:31:50 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00

20190131-0009484

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Oscar Tivis Nelson, Jr. and wife, Patricia Nelson,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Spiva Family Partners, a Tennessee general partnership**, hereinafter called the "GRANTEE", its successors 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 and incorporated hereby by reference as if set out herein verbatim.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **363 White Bridge Pike, Nashville, Tennessee 37209.**

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, 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 GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor. Whereever 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 **30th** day of **January, 2019.**

Oscar Tivis Nelson

Oscar Tivis Nelson, Jr.

Patricia Nelson

Patricia Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Oscar Tivis Nelson, Jr. and Patricia Nelson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual value or consideration, whichever is greater, for this transfer is $3,000,000.00

AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 08-22-2021

File No. 18125337

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit "A"

Being a certain tract or parcel of land situated within the bounds of Davidson County, Tennessee, and further described as follows, to-wit:

BEING located in the 20th Councilmanic District of Davidson County, Tennessee, being located southwesterly of the State Route 155 (White Bridge Pike) and U.S. Highway 70 (Charlotte Avenue) intersection and being the southerly part of Lot 12 and Lot 13 and part of Block No. 18 in C.C. Vernon's Subdivision of 146 acres as recorded in Deed Book 161, Page 164, in the Register's Office of Davidson County, Tennessee and also being the Amnon Shreibman Trustee of the Shreibman Family Trust Property as recorded as Instrument #20051221-0153121, in the Register's Office of Davidson County, Tennessee and being more particularly described according to a survey dated March 18, 2014 prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, as follows:

BEGINNING at an existing 1/2" iron pin monument in the westerly right-of-way of State Route 155 (White Bridge Pike), said monument being a southeasterly corner common to the McGowan Family Investments, LLC Property, as recorded as Instrument #20130812-0084291, in the Register's Office of Davidson County, Tennessee;

Thence leaving said McGowan Family Investments, LLC Property and continuing along with the westerly right-of-way of State Route 155 (White Bridge Pike), S 00°52'35" E, a distance of 224.43' to a new iron pin monument, said monument being the northerly right-of-way of Public Alley #1524;

Thence leaving said westerly right-of-way of State Route 155 (White Bridge Pike) and continuing along with the northerly and easterly lines of Public Alley #1524 the following four calls: S 73°30'43" W a distance of 130.31' to an existing 1/2" iron pin monument;

Thence with a curve turning to the right with an arc length of 15.74', with a radius of 10.00', with a chord bearing of N 61°23'43" W, with a chord length of 14.17', to a new brass disk;

Thence N 16°18'09" W a distance of 106.12' to a new brass disk;

Thence S 73°32'34" W a distance of 29.61' to a new iron pin monument, said monument being the southeasterly corner common to the Fifth Third Bank, N.A. Property, as recorded as Instrument #20080208-0013298, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Public Alley #1524 and continuing along with the southerly lines of the Fifth Third Bank, N.A. Property the following two calls: N 16°19'56" W a distance of 100.05' to a new iron pin monument;

Thence N 73°31'47" E, a distance of 229.70' to an existing 1/2" iron pin monument in the State Route 155 (White Bridge Pike), which is the point of beginning, having an area of 39,736 square feet, 0.91 acres more or less.

All bearings based on Tennessee State Plane (NAD 83).

Together with and subject to all rights under the Easement Agreement between Shoney's, Inc., a Tennessee corporation, and Development Resources Corp., a Tennessee corporation, of record in Book 7761, page 310, Register's Office for Davidson County, Tennessee, which creates an encumbrance upon and an appurtenance to the above described real property.

Being the same property conveyed to Oscar Tivis Nelson, Jr. and wife, Patricia Nelson by Special Warranty Deed from 365 WBR Restaurant Partners, a Tennessee general partnership, dated May 27, 2016, recorded June 10, 2016, of record in Instrument No. 20160610-0058901, Register's Office for Davidson County, Tennessee.