Karen Johnson Davidson County
Batch# 192153 DEEDWARRSP
02/06/2019 08:12:30 AM 6 pgs
Fees: $33.00 Taxes: $5,209.60
20190206-0011206

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,408,000.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2019. Notary Public My commission expires:

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donelson Property Group Attn: Frank C. Batson III 2517 Lebanon Pike, Suite 302 Nashville, TN 37214	Same	086 00 0 265.00 086 00 0 769.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYNN H. CAWTHORNE** (the "Grantor") has

bargained and sold, and by these presents does transfer and convey unto **DONELSON PROPERTY GROUP**, a Tennessee general partnership (the "Grantee"), its successors, and its assigns, effective as of the 5th day of February, 2019 (the "Effective Date"), all of Grantor's interest in those certain tracts or parcels of land lying and being in Davidson County, Tennessee, as described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property known as 3515 and 3525 Central Pike, Hermitage, Davidson County, Tennessee. This is commercial property and is not currently and has never been the primary residence of Grantor or his spouse.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee and binds Grantor, his heirs, and his assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Lynn H. Cawthorne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYNN H. CAWTHORNE**, with whom I am personally acquainted (or proved 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 5th day of February, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

761804.1/020181014

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots 1 and 2, as shown on the Final Plat, Twin Oaks Subdivision, of record as Instrument No. 20110509-0035621, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Lynn H. Cawthorne by deed from Twin Oaks Holdings, LLC, a Tennessee limited liability company, of record as Instrument No. 20090805-0073612, dated July 27, 2009, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years, a lien, but not yet due and payable. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20110509-0035621, Register's Office for Davidson County, Tennessee.

3. Sewerage Lift Station - Joint Use Easement Maintenance and Expansion Agreement of record in Book 5352, page 727, said Register's Office.

4. Joint Use Easement of record in Book 5526, page 903, said Register's Office.

5. Easement for Installation and Maintenance of Sewerage Service Pipe Line Agreement of record in Book 5710, page 808, said Register's Office.

6. Easements contained in Warranty Deed of record as Instrument No. 20090807-0074308, said Register's Office.

7. Grant of Anchor Easement of record in Book 5946, page 919, said Register's Office.

8. Title to that portion of the premises, if any, embraced within the right-of-way of Nashville & Eastern Railroad or CSX Railroad.

9. Rights of tenants in possession under unrecorded leases.

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH**, 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 herewith 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 DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, **WILLIAM T. SMITH**, 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: 10-14-2019

Notary's Seal:

