Karen Johnson Davidson County
Batch# 198223 DEEDWARR
02/22/2019 01:08:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20190222-0016327

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 34498-10-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 21st day of February, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CP Carwash Partners, LLC 6700 Charlotte Pike Nashville, TN 37209	New Owner	Map and Parcel No.: 102 00 0 067 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, David Hill and wife Wanda F. Hill ("Grantors") have this day bargained and sold, and do hereby transfer and convey to CP Carwash Partners, LLC, a Tennessee limited liability company ("Grantee"), its successors, and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6700 Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A." Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 21st day of February, 2019.

GRANTORS:

D. I Hill

David Hill

Wanda F Hill

Wanda F. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Hill and wife Wanda F. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2019.

NOTARY PUBLIC
My Commission Expires:

GEORGE B. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of C.H.S. Subdivision, as of record in Plat Book 5060, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Hill and wife, Wanda F. Hill by deed dated June 17, 1988 from Walter R. Capps, Reese L. Smith, Jr. and Karl E. Haury of record in Book 7578, page 445, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. City and County taxes for the year 2019 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Terms and conditions of an owner's certificate, a 15' minimum building setback line from Charlotte Avenue, and a public utility and drainage easement along the rear line as shown on the Plan of record as Book 5060, page 110, Register's Office for Davidson County, Tennessee.
3. Easement for utility line of record in Instrument No. 20060831-0107795, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.
4. All matters appearing on the survey of the subject property survey dated February 19, 2019, prepared by Kenneth D. Church, TN RLS 1004, Survey Manager, TTL INC, 5010 Linbar Drive Suite # 153, Nashville, Tennessee, under TTL Project Number 00018083195.00.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

