Karen Johnson Davidson County
Batch# 211829 DEEDWARR
03/29/2019 03:41:53 PM 7 pgs
Fees: $38.00 Taxes: $6,475.00
20190329-0028797

This Instrument Prepared By:
Marcy E. Shelton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Buffalo Trail, LP	Buffalo Trail, LP	
1469 S. 4th Street	1469 S. 4th Street	041-00-0-076.00
Louisville, KY 40208	Louisville, KY 40208	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Seven Hundred Fifty Thousand and 00/100 Dollars ($1,750,000.00).

M E Shelton
Affiant

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

SUBSCRIBED AND SWORN TO before me, this the 29th day of March, 2019.

Lisa A. Williams
Notary Public

My Commission Expires: 7-9-2022

For and in the consideration of the sum of One Million Seven Hundred Fifty Thousand and 00/100 Dollars ($1,750,000), the receipt and sufficiency of which are hereby acknowledged, MARY REASONOVER (3/5th undivided interest), SHIRLEY REASONOVER BOYD (1/5th undivided interest), and JUDY REASONOVER KING (1/5th undivided interest) ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto BUFFALO TRAIL, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, together with all improvements, buildings, and structures located thereon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 3711 Dickerson Pike, Nashville, Tennessee 37207. Grantors confirm that the property is not the usual place of residence of any of the grantors or their spouses.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness our hands this 28th day of March 2019.

GRANTOR:

Mary Reasonover
Mary Reasonover

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Judy Callis, a Notary Public of said County and State, Mary Reasonover, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in City and State where signed, this 28th day of March, 2019.

Judy Callis
Notary Public

My Commission Expires: JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES FEBRUARY 25, 2020

[ADDITIONAL SIGNATURE APPEAR ON THE FOLLOWING PAGE]

Witness our hands this 28th day of March, 2019.

GRANTOR:

Shirley Reasonover Boyd
Shirley Reasonover Boyd

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Judy Callis, a Notary Public of said County and State, Shirley Reasonover Boyd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in City and State where signed, this 28th day of March, 2019.

Notary Public Judy Callis

My Commission Expires: _____

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES FEBRUARY 25, 2020

[ADDITIONAL SIGNATURE APPEAR ON THE FOLLOWING PAGE]

Witness our hands this 28th day of March 2019.

GRANTOR:

Judy Reasonover King

Judy Reasonover King

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Judy Callis, a Notary Public of said County and State, Judy Reasonover King, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in City and State where signed, this 28th day of March, 2019.

Notary Public Judy Callis

My Commission Expires: _____

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES FEBRUARY 25, 2020

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 8th District of Davidson County, Madison, Tennessee. Tract being a portion of lot 1 as shown on the Plan of Gleaves Land as recorded in Plot Book 42, Page 643, Register's Office of Davidson County, Tennessee (RODC). Bounded on the north by Lot 127 of Kemper Heights, Section One as recorded in Plot Book 2331, Page 66, RODC and by Kemper Heights Church of Christ as recorded in Book 4747, Page 720, RODC, on the east by said Kemper Heights Church of Christ and by Dorothy S. Harper, Trustee as recorded in Instrument Number 20110127-0007479, RODC, on the south by the remainder of Harold & Mary Reasonover, Shirley Reasonover & Judy Reasonover by Instrument Number 20130924-0100302, RODC, by Robert J. Wingo Et Ux as recorded in Book 8098, Page 595, RODC and by Heath & Kershner Holdings, LLC as recorded in Instrument Number 20160427-0040992, RODC. and on the west by the eastern Right-of-Way (ROW) of Dickerson Pike. Tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with GS&P cap lying on the eastern ROW of said Dickerson Pike and being the southwest corner of said lot 127 of Kemper Heights, Section One; thence leaving said ROW with the southern boundary line of said Lot 127 and the southern boundary line of said Kemper Heights Church of Christ, North 76°02'19" East 1685.16 feet to a set point; thence with the western boundary line of said Kemper Heights Church of Christ and the western boundary line of said Dorothy S. Harper, Trustee, South 06°21'28" West 563.53 feet to an old iron pipe; thence South 79°19'00" West 30.91 feet to on old 5/8" iron rod; thence with the northern boundary line of said Robert J. Wingo Et Ux and the northern boundary line of a said Heath & Kershner Holdings, LLC, South 80°07'14" West 1617.38 feet to a set point lying on the eastern ROW of said Dickerson Pike; thence with said ROW, North 06°38 02" East 439.68 feet to the point of beginning.

Tract contains 793,008 square feet or 18.20 acres, according to a survey prepared by Robert M. Searson, TRLS# 1666, Project No. 5547-18-003. Bearings based on Tennessee State Plane Coordinate System.

Being a portion of the same property conveyed to Harold E. Reasonover, a (3/5) tenant in common interest, Shirley Reasonover Boyd, a (1/5) tenant in common interest and Judy Reasonover King, a (1/5) tenant in common interest, by Deed from Claudia C. Bonnyman, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, of record in Book 10795, Page 223, Register's Office for Davidson County, Tennesee, which deed is pursuant to a Decree of Chancery Court, in the cause of Richard D. Reasonover, et al., Plaintiffs, and Harold E. Reasonover, et al, Defendants, Case No. 97492-1, and entered by control number 31325. Harold E. Reasonover having since conveyed his (3/5) interest to Harold E. Reasonover and wife, Mary Reasonover by Quitclaim Deed dated September 23, 2013, of record as Instrument No. 20130924-0100302, said Register's Office. The said Harold E. Reasonover having since died, leaving Mary Reasonover as the surviving tenant of the entirety and sole owner of the three-fifths (3/5) interest.

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5572, page 369, in said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8081, page 855, in said Register's Office.

4. Plat of record in Book 42, page 643, in said Register's Office.

5. Easement for the flow of the North Fork of Ewing Creek.