Karen Johnson Davidson County
Batch# 219170 DEEDWARRSP
04/17/2019 01:39:30 PM 5 pgs
Fees: $28.00 Taxes: $6,845.00
20190417-0035333

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Chad M. Grout 542 Turtle Creek Drive Brentwood, Tennessee 37027	Same as New Owner	105-070-478.00
This instrument prepared by: Justin W. Leach, Esq., McKenzie Laird Ottinger Leach, PLLC, 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CHRIS MOOLMAN and KARIN MOOLMAN (collectively, "Grantor"), has bargained and sold, and by these presents does transfer and convey to CHAD M. GROUT ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B attached hereto (the "Permitted Exceptions").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00

Affiant

Subscribed and sworn to before me this 16th day of April, 2019.

Notary Public
My Commission Expires: 11/5/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property known as 609 Merritt Avenue in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 17th day of April, 2019.

CHRIS MOOLMAN

KARIN MOOLMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Moolman and wife, Karin Moolman, 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 seal, at office in Nashville, Tennessee, this 17th day of April, 2019.

NOTARY PUBLIC

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 6/21/2021

EXHIBIT A

THE PROPERTY

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 6 AND 7, AS SHOWN ON THE MAP ENTITLED HAMILTON LANDS INDUSTRIAL SUBDIVISION, OF RECORD IN BOOK 3600, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHRIS MOOLMAN AND KARIN MOOLMAN, BY DEED FROM FIELD REALTY COMPANY, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 201310180108889, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on the plat of record in Book 3600, Page 58, in the Register's Office of Davidson County, Tennessee.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by David B. Smith, RLS No. 1409, DBS & Associates Engineering, Project No. 33800, dated January 9, 2019, last revised April 4, 2019.

True Copy Certification

I, Jay H. 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. 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: 6/21/2021

Notary Seal:

