SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 286971 **DEEDWARRSP**
09/17/2019 04:09:25 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20190917-0094344

DANA ELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

~~RETURN TO &~~ THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, Tennessee, 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vishal A. Banker (NAME)	Vishal A. Banker (NAME)	26-9-92
555 Rivergate Parkway (ADDRESS)	1014 Caleb's Walk (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, by and between **Barry Westbrook 401K LLC Trust,** hereinafter referred to as GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Vishal A. Banker married,** hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the Southerly margin of Two Mile Parkway at the Mobil Oil Corporation Leasehold Estate, of record in Book 4309, Page 192, Register's Office for Davidson County, Tennessee; thence South 1° 46' East 276.7 feet to a point; thence North 88° 53' West 218.36 feet to a concrete monument; thence North 1° 07' East 112.10 feet to a concrete monument; thence North 88° West 380.0 feet to an iron pin; thence North 2° 46' East 771.15 feet to the Southerly margin of Two Mile Parkway; thence with said Parkway South 45° 38' East 873.0 feet to the **POINT OF BEGINNING,** containing 7.37 acres, more or less, according to a survey made by Wayne Cooper, Sr., dated October 27, 1970

INCLUDED in the above description, but expressly **EXCLUDED** from the subject property are the following parcels:

EXCLUSION NO. 1:

BEGINNING at a point, this point being an iron pin set in the Southern boundary of Two Mile Parkway at the Northeastern corner of the Metropolitan School Board property; thence South 45° 38' East, 375.00 feet along the Southern boundary of Two Mile Parkway to an iron pin; thence South 44° 22' West 348.07 feet bounded by the Rivergate Development Company property to an iron pin; thence North 02° 45' West, 511.64 feet bounded by the Metropolitan School Board property to an iron pin, this being the **POINT OF BEGINNING** and containing 1.498 acres, more or less, also known as Lot 1 on the plat of Parkway Annex, of record in Book 4715, Page 103.

EXCLUSION NO. 2: Book 5858, Page 888

Being Lot No. 2, on the plan of Parkway Annex, Section 2, which plat is of record in Book 5190, Page 611, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 2 fronts 137.50 feet on the South margin of Two Mile Parkway, and extends back 325.00 feet on the West line, and 337.43 feet on the East line, to a line on the rear measuring 167.50 feet.

INGRESS & EGRESS EASEMENT:

This property is benefitted by, and subject to, an Easement for Ingress and Egress as shown on the Plat of Parkway Annex, Section 2, of record in Book 5190, Page 611, Register's Office for Davidson County, Tennessee.

PERMANENT DRAINAGE EASEMENTS: Book 9762, Page 573 / Plat in Book 5190, Page 611

EASEMENT NO 1:

BEGINNING at a point on the East line of the Metropolitan Board of Education Property as defined in Deed Book 3066, page 571, R.O.D.C., Tennessee, said point being common to the Security Federal Savings and Loan Co. Property as defined in Deed Book 4962, page 929, R.O.D.C., Tenn. and the Frank C. Davis, Jr. Property as defined in Deed Book 6001, page 238, R.O.D.C., Tenn. thence South 2 degrees 44 minutes 00 seconds East, 10 feet to the actual **POINT OF BEGINNING** of this easement; thence, leaving said East line North 87 degrees 16 minutes 00 seconds East, 3.93 feet to a point; thence, North 44 degrees 22 minutes 00 seconds East, 27.00 feet to a point; thence, South 45 degrees 38 minutes 00 seconds East, 20.00 feet to a point; thence, South 44 degrees 22 minutes 00 seconds West, 34.86 feet to a point; thence, South 87 degrees 16 minutes 00 seconds West, 11.79 feet to a point on said East line of Metropolitan Board of Education Property; thence, with said East line, North 2 degrees 44 minutes 00 seconds West, 20.00 feet to the actual **POINT OF BEGINNING,** containing 776 square feet.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-BR-A-555

10-foot temporary construction easements shall be on the sides of the above described 20-foot permanent drainage easement and shall be automatically abandoned upon completion of construction.

EASEMENT NO 2:

A 20-foot permanent drainage easement with 10-foot temporary construction easements on both sides through the Goodlettsville Elementary School property, and being more particularly described as follows:

20-foot permanent drainage easement shall begin at a point on the West line of Frank C. Davis, Jr. as recorded in Book 6001, page 238, R.O.D.C., Tennessee and the East line of a tract conveyed to Metropolitan Nashville-Davidson County Board of Education by deed recorded in Book 3066, page 571, R.O.D.C., Tennessee, said point being S 2 degrees 44' E, 10 feet from the Northwest corner of Frank C. Davis, Jr. and proceeding as follows:

1. With the line between Davis and the Board of Education S 2 degrees 44' E, 20.0 feet; thence,

2. Leaving said common line S 87 degrees 16' W, 190.0 feet to the center of a drain; thence,

3. With the center of a drain N 6 degrees 10' W, 20.0 feet; thence,

4. Leaving the drain N 87 degrees 16' E, 191.5 feet to the **POINT OF BEGINNING.**

10-foot temporary construction easements shall be on the South side and the North side of the above-described 20- foot permanent drainage easement and shall be automatically abandoned upon completion of construction.

Being the same property conveyed to Barry Westbrook 401K LLC Trust by Warranty Deed from Timothy Drowns and Daniel E. Bates, dated July 2, 2018, and filed of record in Instrument No. 20180831-0086680, Register's Office for Davidson County, Tennessee.

Subject to BellSouth Mobility, Inc. Right-of-Way and Easement Agreement of record in Book 9752, Page 68, said Register's Office.

Together with all the estate and rights of grantor in the above-described premises.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by grantor; and
2. That grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under grantor, but against none other.
3. Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the grantor acquired title.

unimproved ☐

This is improved ☒ property, known as 555 Rivergate Parkway, Goodlettsville, TN 37072

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of September, 2019.

Barry Westbrook 401K LLC Trust

BY: Barry Westbrook
Barry Westbrook, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barry Westbrook, Trustee of the Barry Westbrook 401K LLC Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th of September, 2019.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires
01-29-2020