This Instrument Prepared By:
E. H. Camp, III, Esq.
3841 Green Hills Village Dr. Suite 400
Nashville, Tennessee 37217

Karen Johnson Davidson County
Batch# 299973 DEEDWARRSP
10/11/2019 02:26:30 PM 6 pgs
Fees: $33.00 Taxes: $592.00
20191011-0104567

Address New Owner:
Alireza Nouri
~~7217 Autumn Crossing Way~~
~~Brentwood TN 37027~~

Send Tax Bills to:
Same

Tax Map/Parcel Nos.:
034-10-0-121.000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN D. LENTZ, EXECUTOR OF THE ESTATE OF ROBERT O. FRENSLEY, MARK MCDONALD and G. WILLIAM COBLE, as tenants in common (jointly and severally, the "Grantors"), have bargained and sold, and hereby transfer and convey to ALIREZA NOURI (the "Grantee") and his heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rivergate Station Section Four, a Commercial Subdivision – a Resubdiision of Lot 8 Rivergate Station Section Three of record in Plat Book 7900, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Robert O. Frensley (as a 75% tenant-in-common), G. William Coble (as a 12 ½% tenant-in-common) and Mark McDonald (as a 12 ½% tenant-in-common) by Special Warrranty Deed from Rivergate Joint Venture dated December 30, 2004 and recorded on January 3, 2005 as Instrument No. 20050103-0000665, Register's Office for Davidson County, Tennessee
>
> Also known as 400 Edenwold Road, Madison, TN 37115.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereunto belonging, to Grantee, forever.

Said property is conveyed subject to the matters described on Exhibit A attached hereto and incorporated herein by this reference.

GRANTORS COVENANT and bind themselves and their heirs and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantors (excluding claims arising out of the matters set forth on Exhibit A), but no further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 10th day of October, 2019.

THE ESTATE OF ROBERT O. FRENSLEY

By: _____
JOHN D. LENTZ, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John D. Lentz, the Executor of the Estate of Robert O. Frensley**, has signed the foregoing conveyance, who is known to me, and who acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such executor and with full authority, executed the same voluntarily for and as act of said estate.

Given under my hand and seal of office this the 10th day of October, 2019.

CHRISTOPHER BUCKLEY UTLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

_____
NOTARY PUBLIC

My Commission Expires: 9-2021

_____
MARK MCDONALD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Chris Butler, of the state and county mentioned, **Mark McDonald**, with whom I am personally acquainted (or proved to me 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 10th day of October, 2019.

CHRISTOPHER BUCKLEY UTLEY STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public
My commission expires: 9-20-21

(Signatures continue on the following page.)

G. WILLIAM COBLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Chris Butler, of the state and county mentioned, **G. William Coble**, with whom I am personally acquainted (or proved to me 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 10th day of October, 2019.

CHRISTOPHER BUCKLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TENNESSEE

Notary Public
My commission expires: 9-20-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $160,000.00.

Grantee

Sworn to and subscribed before me,
this 10th day of October, 2019.

Notary Public
My commission expires: 9-20-21

CHRISTOPHER BUCKLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TENNESSEE

EXHIBIT B

1. Taxes for the year 2020 and subsequent years, are a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 7900, Page 18, including Access Restrictions, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 6200, Page 866, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 7480, Page 965, as amended by Book 7537, Page 359, in the Register's Office for Davidson County, Tennessee.

5. Subject to a 25 foot Public Utility Easement, widening to 45 feet at Gallatin Road of record in Book 5190, Page 339, as corrected by Book 5515, Page 585, Register's Office for Davidson County, Tennessee.

6. Subject to use of a Non-Exclusive Easement within the Recorded Subdivision for purposes of Ingress/Egress as noted on plat of record in Book 7900, Page 18, Register's Office for Davidson County, Tennessee.

7. Reciprocal Declaration of Easements and Uses Agreement of record in Book 7993, Page 584, as amended by Book 9439, Page 193, Register's Office for Davidson County, Tennessee.

8. Declaration of Permanent Building Restriction in Book 7993, Page 619, re-recorded in Book 7997, Page 774, Register's Office for Davidson County, Tennessee.

9. Lease of record in Book 8272, Page 287, as assigned in Book 8698, Page 339, and subordinated in Instrument No. 20011012-0111432, Register's Office for Davidson County, Tennessee.

10. Deed of Dedication of water main to Madison Suburban Utility District of record in Book 8231, Page 373, Register's Office for Davidson County, Tennessee.

11. Deed of Conveyance for sanitary sewer to Metro Government of Nashville and Davidson County in Book 8287, Page 1 and Book 8486, Page 379, Register's Office for Davidson County, Tennessee.

12. Easement of record in Instrument No. 20000726-0073996, Register's Office for Davidson County, Tennessee.

13. Matters shown on an ALTA/ACSM Land Title Survey prepared by Steven D. Delle, TN RLS #1710 of Dale & Associates, dated June 18, 2001 (Job No. 01058) indicating the following (a) curbing crossing over property lines; (b) Parking from Lot 1 over property lines; and (c) water line crosses outside easement in southerly portion.

14. Power Lines and Poles Easement contained in Power Contract between Armstrong Rubber Company and Nashville Electric Service (not of record) and a rock wall running parallel to Edenwold Road as referenced in Book 7993, Page 578, Register's Office for Davidson County, Tennessee.

15. Subject to Easement Rights granted to Tennessee Natural Gas Lines, Inc. in Book 2963, Page 458, Register's Office for Davidson County, Tennessee.

16. Declaration of Use Restrictions of record in Book 8431, Page 12, and Book 11609, Page 332, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

