1st

Karen Johnson Davidson County
Batch# 317705 DEEDWARRSP
11/20/2019 09:22:30 AM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20191120-0119748

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Norris CW Property, LLC c/o Bradley Arant Boult Cummings, LLP 1600 Division Street, Suite 700 Nashville, TN 37203 Attn.: Michael B. Noble	Tax Map/Parcel No. 053-02-0-081.00	Norris CW Property, LLC c/o Bradley Arant Boult Cummings, LLP 1600 Division Street, Suite 700 Nashville, TN 37203 Attn.: Michael B. Noble
This instrument prepared by: David A. Rutter, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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, JOHN DEAN NORRIS, an individual resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents transfers and conveys to NORRIS CW PROPERTY, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 1506 Robinson Road, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 5th day of November, 2019.

Notary Public
My Commission Expires: 7-5-2023

LILADY NEUGA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2023

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 19th day of November, 2019.

GRANTOR:

John Dean Norris

John Dean Norris

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, M. Lady Heugas, the undersigned, a Notary Public in and for said County and State, the within named John Dean Norris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of November, 2019.

M. Lady Heugas

Notary Public

My Commission Expires:
7-3-2023

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

EXHIBIT A

DESCRIPTION OF PROPERTY

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2, ON THE PLAN OF SECTION TWO SUBDIVISION OF C.S. KELLER COMMERCIAL TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4350, PAGE 101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOHN DEAN NORRIS, AN UNMARRIED MAN, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20080623-0064023, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY MORE PARTICULARLY DESCRIBED IN A CONVEYANCE OF RECORD IN BOOK 5030, PAGE 297, SAID REGISTER'S OFFICE.

A NEW LEGAL DESCRIPTION WAS NOT PREPARED FOR THIS TRANSACTION. THE LEGAL DESCRIPTION IS THE SAME AS THE PREVIOUS INSTRUMENT OF RECORD.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2020 and subsequent years, a lien, but not yet due and payable.
2. 35' Minimum Building Setback Line and 15' Sewer, Public Utilities and Drainage Easement as shown on the Plan of record in Plat Book 4350, Page 101, Register's Office for Davidson County, Tennessee.
3. Cross Access Easement of record in Instrument No. 20151008-0102699, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record in Instrument No. 201510080102700, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171018-0106568, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX