This instrument prepared by:
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Nashville, Tennessee 37201

FILE NO: 2019-120

Karen Johnson Davidson County
Batch# 336049 DEEDWARRSP
12/30/2019 11:17:30 AM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20191230-0134387

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Silver Bear, LLC	(NAME) Same as new owner	Map and Parcel No.
(STREET ADDRESS) 195 Cherokee Road	(STREET ADDRESS)	04415001300
(CITY) Hendersonville (STATE) TN (ZIP) 37075	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jimmy M. Agee, individually and as Trustee for himself, and Oak Tree Partners, LLC, a Tennessee limited liability company**, collectively, Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **Silver Bear, LLC, a Tennessee limited liability company**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to Jimmy M. Agee and Charles M. Haynes, Trustees with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary by deed recorded in Book 8848, page 549, Register's Office for Davidson County, Tennessee, the said Jimmy M. Agee and Charles M. Haynes being Trustees for themselves, as evidenced by the execution as individuals, as well as Trustees, of that Deed of Trust recorded in Book 9013, page 177, said Register's Office. Charles M. Haynes died testate and by will of record in Will Book 2010, page 631, Chancery Court of Sumner County, Tennessee, Probate Division, Kenneth Clay Haynes was appointed Executor with power to convey the above described property. By Quitclaim Deed of record in Instrument No. 20111213-0096924, Register's Office of Davidson County, Tennessee, Kenneth Clay Haynes, Executor of the Estate of Charles M. Haynes, deceased, conveyed said Estate's interest in the above described property to Oak Tree Partners, LLC, a Tennessee limited liability company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,150,000.00

Subscribed and sworn to before me this the 30 day of December, 2019.

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

My commission expires: 7/5/2021

(Affix Seal) Notary Public

This is improved property, known as 1111 Donelson Avenue, Old Hickory, Tn.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter. **By execution of this deed, the Grantor hereby quitclaims to itself all its right, title and interest in that Cross Easement Agreement recorded in Instrument No. 20150316-0022105, Register's Office of Davidson County, Tennessee; as the dominant and servient estates have merged, said Cross Easement Agreement is hereby terminated and of no further force or effect.**

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons, CLAIMING BY, THROUGH, OR UNDER GRANTOR HEREIN, BUT NO FURTHER OR OTHERWISE.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This Special Warranty Deed may be executed in one or more counterparts each of which shall be deemed an original, all of which together constitute the same instrument.

Witness my hand this 30th day of December, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Oak Tree Partners, LLC, a Tennessee limited liability company

By: Jimmy M. Agee
Jimmy M. Agee, individually and as Trustee for himself

By: Michelle Haynes President Oak Tree Partners LLC
Michelle Haynes, President

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jimmy M. Agee, individually and as Trustee for himself**, 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 and official seal at Lebanon, Tennessee, this 30th day of December, 2019.

Barbara A. Smith
Notary Public
My Commission Expires: April 19, 2021

BARBARA A SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michelle Haynes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Oak Tree Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such President.

Witness my hand and official seal at Gallatin, Tennessee, this 27th day of December, 2019.

Barbara A. Smith
Notary Public
My Commission Expires: April 19, 2021

BARBARA A SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ENCUMBRANCES: 2020 and subsequent years real property taxes are a lien but not yet due and payable; rights, easements and restrictions in deed from E. I. Du Pont De Nemours and Company to The Crescent Amusement Co., of record in Book 1633, page 196, Register's Office of Davidson County, TN; and Tenants in possession under unrecorded written leases assigned to and assumed by Grantee in that unrecorded Assignment and Assumption of Leases and Security Deposits of even date herewith.

EXHIBIT A to Special Warranty Deed

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

LEGAL DESCRIPTION

LAND in the 4th Civil District, Davidson County, Tennessee, being part of Lot No. 5 on the Map of the subdivision of the Land of the Heirs of Robert Hadley, Deceased, as of record in Plan Book 2, Page 101, Chancery Court at Nashville, and

BEING located on the east side of Bryan Street, the south side of Donelson Avenue, and the west side of Elliston Street, and being the property found in Deed Book 8621, Page 162, Register's Office, Davidson County, Tennessee. See Tax Nap 44-15, Parcel 13, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Elliston Street, same being the southeast corner, of this tract and the northeast of D. Payne; thence leaving road with line of Payne and Jean Blanchette North 89 degrees 13 minutes 00 seconds West 302.18 feet to an iron rod in the east margin of Bryan Street; thence with said margin North 0 degrees 48 minutes 54 seconds East 425.81 feet to a concrete monument; thence along a curve proceeding clockwise, having a deflection angle of 87 degrees 09 minutes 45 seconds, a radius of 10.00 feet, a tangent length of 9.52 feet, and a chord of North 45 degrees 07 minutes 01 second East 13.79 feet; thence along said curve an arc length of 15.21 feet to an iron rod in the south margin of Donelson Avenue; thence with said margin South 89 deg. 13 min. 00 sec. East 158.80 feet to an iron rod in said margin; thence leaving road with line of United States Post Office property South 0 degrees 45 minutes 55 seconds West 229.50 feet-to an iron rod; thence with south edge of 25- foot wide alley South 89 deg. 08 min. 30 sec. East 133.50 feet to an iron rod in the west margin of Elliston Street; thence with said margin South 0 deg. 48 min. 00 sec. West 206.00 feet to the point of beginning, by survey by Carroll Dean Carman, Registered land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated January 8, 1993.

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, 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.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022

