BOX 10-A (2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 336634 DEEDWARR
12/31/2019 08:48:46 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00

20191231-0134752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4117 Lone Oak Rd. Partners, LLC	New Owner	
(NAME) 7127 Crossroads Blvd., Ste. 102	(NAME)	131 03 0 023.00; 131 03 0 022.00 and 131 03 0 021.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUBREY B. HARWELL JR., TRUSTEE, WITH FULL POWER TO CONVEY, SELL, DISPOSE OF, MORTGAGE OR OTHERWISE ENCUMBER THE SAID PROPERTY WITHOUT JOINDER OF ANY BENEFICIARY (AS TO PARCELS 1 AND 2) AND AUBREY HARWELL, JR., (AS TO PARCEL 3)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4117 LONE OAK RD. PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1 (4115 Lone Oak Road):

Land in Davidson County, Tennessee fronting on Lone Oak Road, shown as Lot No. 1 on the Plat of LONE OAK SUBDIVISION, as of record in Book 5210, Page 217, as amended in Book 5681, Page 721, in the Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin in the West Margin of Lone Oak Road and the Northeast corner of the S. E. Hime Property recorded in Book 2705, Page 111, R.O.D.C., said point being the Southeast corner of the lot herein described;

Thence, leaving Lone Oak Road, along Hime's North line N 87° 01' W, 198.00 feet to an iron pin, a corner with Hime line;

Thence, continuing with Hime, N 2° 41' E, 62.17 feet to an iron pin in the Southwest corner of Lot No. 2, of Lone Oak Subdivision;

Thence, leaving Hime, along the South Boundary of Lot No. 2, S 87° 10' E, 197.16 feet to an iron pin in the West Margin of Lone Oak Road;

Thence with the margin of said Road, S 1° 55' W, 62.70 feet to the point of beginning, containing (12,335 sq. ft.) 0.28 acres more or less.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to Aubrey B. Harwell, Jr. trustee, by Warranty Deed from Charles Anthony Hostettler and wife, Christine D. Hostettler, of record in Book 6650, Page 591, in the Register's Office of Davidson County, Tennessee, dated September 06, 1985, and recorded on September 09, 1985 and corrected by Deed of Correction of record in Book 6680, Page 767, in the Register's Office of Davidson County, Tennessee, recorded on October 11, 1985.

Parcel 2 (4117 Lone Oak Road):

Two tracts of land in Davidson County, Tennessee, as follows:

Tract No. 1, lying in the 7th Civil District of said County, being part of Lots No. 5 and 6 on the Plan of the SUBDIVISION OF PHOEBE NICHOLSON HEIRS' PROPERTY of record in Minute Book "J", Page 293, of the Chancery Court for said County, and being Lot No. 2 in George T. Hicks' unrecorded Subdivision on Lone Oak Road, described as follows: Beginning on the westerly margin of Lone Oak Road, as now located at the corner of Lots No. 1 and 2 in George T. Hicks' unrecorded Subdivision, said beginning point being 75 feet south of the northeast corner of the property conveyed to George T. Hicks by deed from Julia Elizabeth Brookes et al, of record in Book 1939, page 397, Register's Office for said county; thence with the line between Lots No. 1 and 2, westwardly 198 feet, more or less, to the northwest corner of Lot No. 2; thence with the west line of said lot southwardly 75 feet to the corner of Lots No. 2 and 3; thence with the line between said lots, eastwardly 199 feet, more or less, to the westerly margin of Lone Oak Road, as now located; thence with said road, northwardly 75 feet to the beginning.

Tract No. 2, being part of Lot No. 6 on the Plan of the SUBDIVISION OF PHOEBE NICHOLSON HEIRS' PROPERTY, of record in Minute Book "J", Page 293, County Court for said County, described according to a survey made by Clyde D. Anderson, Surveyor, September 11, 1952 as follows: Beginning at the northwest corner of the property conveyed to James L. Dawson and wife, by deed from George T. Hicks and wife, of record in Book 2031, page 343, register's Office for said County, said point being 197 feet west of the westerly margin of Lone Oak Road, as now established; thence with the westerly line of said Dawson Property, southwardly 75 feet to the northwest corner of the property conevyed to William R. McCown and wife, by deed from George T. Hicks and wife, of record in Book 2041, page 549, said Register's Office; continuing southwardly and with the westerly line of said McCown property, 75 feet to the northwest corner of the property conveyed to Lillian R. Beasley by deed from George T. Hicks and wife, of record in Book 2139, Page 223, said Register's Office, continuing southwardly and with the westerly line of said Beasley's Property 46.73 feet in all 196.73 feet to the northerly line of the property conveyed to Edward M. Norton ad wife, by deed from George T. Hicks and wfie, of record in Book 2099, page 361, said Register's Office; thence with said line, westwardly 26.75 feet; thence northwardly and parallel with the westerly line of said Dawson, McCown and Beasley Property 196.73 feet; thence eastwardly 26.75 feet to the beginning, being the same property as conveyed by deed from William R. McCown and wife, to Stanley E. Hime and wife, Rebekah H. Hime, dated November 21, 1957, filed for record November 26, 1957, in Book 2705, Page 111, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aubrey B. Harwell Jr., Trustee with full power to convey sell, dispose of, mortgage or otherwise encumber the said property without joinder of any beneficiary, by Warranty Deed from Stanley E. Hime and wife, Rebekah H. Hime, of record in Book 6204, Page 980, in the Register's Office of Davidson County, Tennessee, dated December 29, 1983, and recorded on December 30, 1983.

Parcel 3 (4119 Lone Oak Road):

LAND in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of PHOEBE NICHOLSON HEIR'S SUBDIVISION of Lot No. 2 of the Andrew Castleman Lands, as of record in Minute Book "J", Page 293, County Court for said County, being Lot No. 3 on the plan of Hicks' Subdivision, not of record, described according to a survey made by Clyde D. Anderson, Surveyor, September 1, 1952, as follows:

BEGINNING on the Westerly margin of Lone Oak Road at a point 185.5 feet North of the Northerly margin of Warfield Drive, being the corner of Lots Nos. 3 and 4 on said unrecorded plan; thence with the Westerly margin of Lone Oak Road Northwardly 75.65 feet to the corner of Lots Nos. 2 and 3, said point being the Southeast corner of the property conveyed to William R. McCown and wife, by deed from George T. Hicks and wife, of record in Book 2041, Page 549, Register's Office for said County; thence with the Southerly line of said McCown property Westwardly 199 feet; thence South 2° 46 1/2' West 46.73 feet to the Northerly line of Lot No. 7 on said unrecorded plan; thence with the line of said Lot No. 7, Southeastwardly 52.9 feet to the Northeast corner of Lot No. 6; thence with the Northerly line of Lots Nos. 6 and 4, Eastwardly 156.1 feet to the beginning.

Being the same property conveyed to Aubrey Harwell Jr., by Warranty Deed from Fred M. Nielsen, unmarried, and Roger R. Street, Sr., married, of record in Book 6184, Page 728, in the Register's Office of Davidson County, Tennessee, dated November 29, 1983, and recorded on November 30, 1983 and corrected by Instrument of Correction of record in Book 6221, Page 18, in the Register's Office of Davidson County, Tennessee, recorded on January 26, 1984.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4115, 4117, 4119 Lone Oak Rd, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of December 2019

BY: Aubrey B. Harwell Jr. Trustee
Christopher F. Harwell, attorney in fact

AUBREY B. HARWELL, JR., TRUSTEE, BY: CHRISTOPHER F. HARWELL, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of ~~January~~ December, 2019, before me personally appeared Christopher F. Harwell to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., Trustee.

Witness my hand and official seal this 30th day of December 2019

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Commission expires:

Notary Public