(1) Bk 36

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 337713 DEEDWARRSP
01/02/2020 03:30:14 PM 6 pgs
Fees: $33.00 Taxes: $2,590.00
20200102-0000492

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Oliveri, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	Same	175-00-0-076.00 (part of) 175-00-0-102.00

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 considerations, the receipt of which is hereby acknowledged, **CATERINA OLIVERI**, a single individual ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **OLIVERI, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest in and to a certain tract or parcel of land lying and being situated in Davidson County, Tennessee as described on **Exhibit A**, which is attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, together with all the appurtenances, and hereditaments thereunto belonging or appertaining, to Grantee, its successors and assigns, forever in fee simple.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant with Grantee and bind herself, her heirs and assigns, to warrant and forever defend the title to the Proprety to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however only to the matters set forth on **Exhibit B** hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be executed as of the 31st day of December, 2019.

GRANTOR:

Caterina Oliveri

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid Caterina Oliveri, 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 named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennesse as of the 31st day of December, 2019.

Notary Public

My Commission Expires: 1/3/23

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 03, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of December, 2019.

Notary Public

My Commission Expires: 1/3/23

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 03, 2023

Exhibit "A"

Real Property Description

Prepared by: Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Being a 23.643 more or less Tract of land lying in the 33rd Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Salvatore Oliveri and wife, Caterina Oliveri as evidenced by deed of record in Deed Book 5901 page 339, and all of the property conveyed to Salvatore Oliveri and wife, Caterina Oliveri as evidenced by deed of record in Deed Book 6245 page 749 Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Starting at a ½" rebar set on the northerly right-of-way of Murfreesboro Pike (94' right-of-way), said point being the most southwesterly corner of the Salvatore Oliveri Property of record in Deed Book 5901, page 339, Register's Office Davidson County, Tennessee, and the most southeasterly corner of the Simeon Baptist Church Property of record in Deed Book 11179 page 716, Register's Office Davidson County, Tennessee;

Thence leaving said right-of-way of Murfreesboro Pike, and with the easterly line of said Simeon Baptist Church Property, North 25 Degrees 22 Minutes 02 Seconds West a distance of 672.10 feet to the Point of Beginning;

Thence continuing with said Simeon Baptist Church Property, and with the easterly line of Park Place Condominiums, Phases One and Two, of record in Instrument No. 20010129-0008516, and 20020530-0065765, Register's Office Davidson County, Tennessee, North 25 Degrees 22 Minutes 02 Seconds East a distance of 560.81 feet to a 20" cedar tree;

Thence continuing with said Park Place, Phase Two, North 25 Degrees 22 Minutes 02 Seconds East a distance of 609.58 feet to a ½" rebar set;

Thence with the Easterly line of the Michael Leon Martin Property of record in Deed Book 7047, page 444, Register's Office Davidson County, Tennessee, North 24 Degrees 58 Minutes 27 Seconds East a distance of 895.52 feet to a ½" rebar set in the southerly margin of Maxwell Road (50' Right-of-Way);

Thence with said margin of Maxwell Road, South 80 Degrees 42 Minutes 55 Seconds East a distance of 184.57 feet to a concrete monument;

Thence with the westerly line of Hickory Woods, Section One, of record in Plat Book 6900 page 511, Register's Office Davidson County, Tennessee, South 07 Degrees 05 Minutes 04 Seconds West a distance of 1075.61 feet to a ½" rebar set;

Thence continuing with said plan of Hickory Woods Phase One, South 12 Degrees 59 Minutes 58 Seconds West a distance of 251.62 feet to a concrete monument; Thence continuing South 11 Degrees 43 Minutes 26 Seconds West, passing a ½" rebar set at 7.43 feet, a total distance of 177.46 feet to a concrete monument; Thence continuing South 28 Degrees 58 Minutes 43 Seconds West a distance of 168.86 feet to a concrete monument; Thence continuing South 30 Degrees 12 Minutes 43 Seconds West a distance of 253.35 feet to a concrete monument;

Thence with the westerly line of Hickory Woods, Section A, of record in Plat Book 6900 page 509, Register's Office Davidson County , Tennessee, South 30 Degrees 14 Minutes 30 Seconds West a distance of 473.60 feet to a point; Thence with a new line, severing said Oliveri Property, North 42 Degrees 35 Minutes 48 Seconds West a distance of 574.04 feet to the Point of Beginning, containing 1,029,870 Square Feet or 23.643 Acres, more or less.

Description prepared by Anderson, Delk, Epps & Associates based on a boundary survey by Northcutt & Associates, dated 10-08-2016 and calculations based on the approved Oliveri SP Regulating Plan, SP No. 2018SP-019-001, as approved by the Metropolitan Planning Commission of Nashville & Davidson County.

Being a portion of the same property conveyed to Salvatore Oliveri and wife, Caterina Oliveri as evidenced by Deed of record in Deed Book 5901 page 339, and all of the property conveyed to Salvatore Oliveri and wife, Caterina Oliveri as evidenced by Deed of record in Deed Book 6245 page 749, Register's Office Davidson County, Tennessee. The said Salvatore Oliveri is now deceased, having died on November 18, 2016, leaving Caterina Oliveri as the sole owner as the surviving tenant by the entirety.

Exhibit "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years, a lien, but not yet delinquent.

2. General or special taxes and assessments required to be paid in the year 2020 and subsequent years, a lien, but not yet due and payable.

3. Easement granted to Tennessee Power Company of record in Book 437, page 39, Register's Office for Davidson County, Tennessee.

4. Right of Way Agreement with Nashville Gas Company of record in Book 5913, page 313, Register's Office for Davidson County, Tennessee.

5. Deed of Easement granted to Park Place Ventures, LLC, of record in Book 11491, page 719, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11766, page 995, Register's Office for Davidosn County, Tennessee.

7. Grant of Transmission Line Easement of record in Instrument No. 20020125-0010713, Register's Office for Davidson County, Tennessee.

8. Applications for Greenbelt Assessment-Agricultural of record in Instrument No. 20130108-002530 & 20130108-002531, Register's Office for Davidson County, Tennessee.