(2)

Karen Johnson Davidson County
Batch# 338473 DEEDWARRSP
01/03/2020 10:58:23 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20200103-0000889

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 6
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on December 26th, 2019, by William Conoly Brown and David A. Hood, Jr., as Tenants in Common, hereinafter, "Grantor" to Lebanon Pike 777, LLC, a Texas limited liability company, "Grantee".

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property also known as 2535 Lebanon Road, Nashville, Tennessee 37214.

Map and Parcel: 09504005000

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property and the same is unencumbered, except as otherwise herein set forth to wit:

1. Real Property Ad Valorem Taxes for 2020, and subsequent years, a lien not yet due and payable; and

2. All matters on the plan of record in Book 332, page 172, Register's Office for Davidson County, Tennessee.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and

2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

William Conoly Brown

David A. Hood, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Conoly Brown and David A. Hood, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of December, 2019.

(SEAL)

NOTARY PUBLIC
My Commission Expires: 12/19/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$750,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

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

AFFIANT

(SEAL)

NOTARY PUBLIC
My Commission Expires: 11/27/23

Grantee(s) Name, Address:	Send Tax Statement To:
Lebanon Pike 777, LLC	New Owner
1277 NE Loop 410	
San Antonio, TX 78209	

EXHIBIT "A"

Land in the 3rd Civil District of Davidson County, Tennessee, being a part of Lot No. 6, Map of J. W. Vaughn and Ellis Bros. Subdivision of the Arch Harper Home Place on Lebanon Pike, as of record in Book 332, page 172, Register's Office for Davidson County, Tennessee, and described from a copy of a survey made by Hickerson-Miller, Engineers-Surveyors, on September 24, 1959, as follows:

Beginning at an iron pin in the southerly margin of Lebanon Road, said pin being located at a common corner with Clarence Elrod property; thence with said Clarence Elrod property line southeasterly 216.0 feet to an iron pin in fence line; thence southwesterly with line of Holy Rosary School property 91.0 feet to a 12 inch hackberry; thence North 9 deg 00 min West 213.7 feet to an iron pin in the southerly margin of Lebanon Road; thence with said margin of said Lebanon Road, North 81 deg 00 min East 104.0 feet to the beginning.

BEING ALSO DESCRIBED AS:

Being a tract of land lying in the 15th Council District of Davidson County, Nashville, Tennessee, and being part of Lot 6 of Map of J. W. Vaughn & Ellis Bros, Subdivision of the Arch Harper Home Place on Lebanon Pike, as recorded in Plat Book 332, page 172, Register's Office of Davidson County (RODC). Said tract being bounded on the north by the southern Right of Way (ROW) of Lebanon Pike (U.S. Highway 70N/S. R. 24) (70' Public ROW); bounded on the east by Bluewater Properties, LLC, as recorded in Instrument Number 20161117-0121142, RODC; bounded on the south by Holy Rosary Catholic Church, as recorded in Instrument Number 20050214-0016223, RODC; bounded on the west by Lot 1, Resubdivision of Part of Lot Nos. 4 & 5, J. W. Vaughn & Ellis Brothers Subdivision of the Arch Harper Home Place, Lebanon Pike, as recorded in Plat Book 7900, page 252, RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being a found ½" Iron Rod lying on the southern ROW of said Lebanon Pike (70' Public ROW) and lying on the northwest corner of the herein described tract; thence along said southern ROW of Lebanon Pike North 82 deg 12 min 25 sec East 104.00 feet to a set point lying on the northeast corner of the herein described tract and being the common corner of said Bluewater Properties, LLC;

Thence leaving said southern ROW of Lebanon Pike, with said common line of Bluewater Properties, LLC South 03 deg 55 min 29 sec East 216.00 feet to a set point lying on the southeast corner of the herein described tract, being the common corner of said Bluewater Properties, LLC and on the common line of said Holy Rosary Catholic Church;

Thence leaving said common corner of Bluewater Properties, LLC and with said common line of Holy Rosary Catholic Church, South 83 deg 21 min 08 sec West 90.98 feet to a set point lying on the southwest corner of the herein described tract, being the common corner of Holy Rosary Catholic Church and on the common line of said Lot 1, Resubdivision of part of Lot Nos. 4 & 5 J. W. Vaughn & Ellis Brothers Subdivision of the Arch Harper Home Place Lebanon Pike;

Thence leaving the common corner of said Holy Rosary Catholic Church and with the common lien of said Lot 1, Resubdivision of part of Lot Ns. 4 & 5 J. W. Vaughn & Ellis Brothers Subdivision of the Arch Harper Home Place Lebanon Pike North 07 deg 22 min 48 sec West 213.70 feet to the point of beginning, as described by the Survey dated December 18, 2019, S&ME Engineering, Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, Project No. 5547-19-092.

Being the same property conveyed to William Conoly Brown and David A. Hood, Jr., as Tenants in Common, by Special Warranty Deed from G. Keith Varner, Trustee of the Carlene C. Elrod Trust, dated 09/25/2015 and filed for record on09/30/2015 in Instrument Number 20150930-0099142, Register's Office for Davidson County, Tennessee.

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 95-04, DAVIDSON COUNTY, TENNESSEE.

3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47037C0056H, DATED APRIL 05, 2017.

5. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

6. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

7. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).

8. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 11/26/2019 UTILIZING TRIMBLE R8 OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.2'/V=0.2'. THE COMBINED GRID FACTOR OF 0.9993446 WAS CALCULATED AT SURVEY CONTROL POINT No. 1, AS SHOWN HEREON.

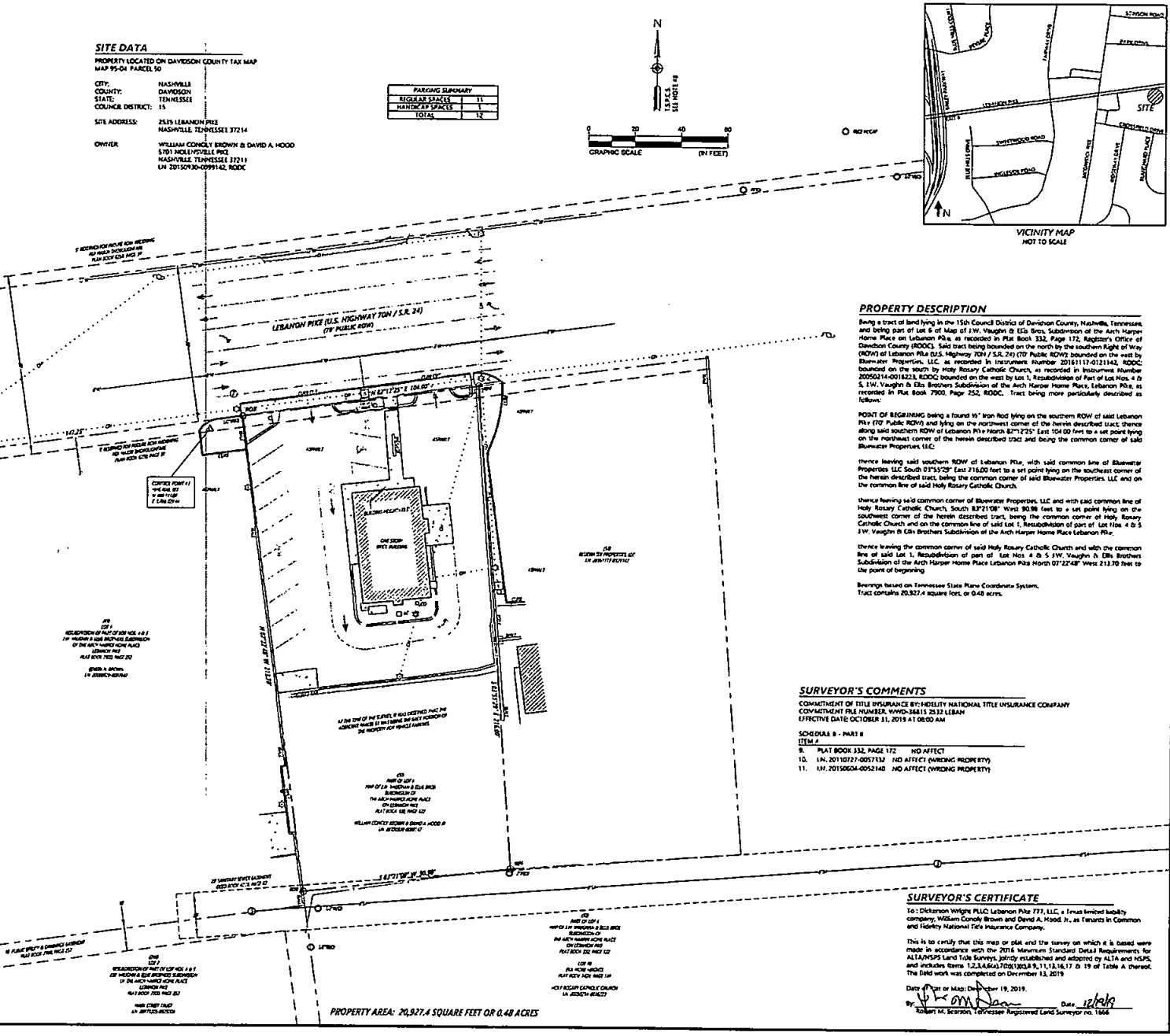
9. SURVEY FIELD DATA COLLECTED ON NOVEMBER 26, 2019 AND COMPLETED ON DECEMBER 13, 2019.

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP MAP 95-04 PARCEL 50

CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
COUNCIL DISTRICT:	15
SITE ADDRESS:	2535 LEBANON PIKE NASHVILLE, TENNESSEE 37214
OWNER	WILLIAM CONOLY BROWN & DAVID A. HOOD 5701 NOLENSVILLE PIKE NASHVILLE, TENNESSEE 37211 I.N. 20130930-0099142, RODC

PARKING SUMMARY	
REGULAR SPACES	11
HANDICAP SPACES	1
TOTAL	12



PROPERTY DESCRIPTION

Being a tract of land lying in the 15th Council District of Davidson County, Nashville, Tennessee, and being part of Lot 6 of Map of J.W. Vaughn & Ellis Bros. Subdivision of the Arch Harper Home Place on Lebanon Pike, as recorded in Plat Book 332, Page 172, Register's Office of Davidson County (RODC). Said tract being bounded on the north by the southern Right of Way (ROW) of Lebanon Pike (U.S. Highway 70N / S.R. 24) (70' Public ROW); bounded on the east by Bluewater Properties, LLC, as recorded in Instrument Number 20161117-0121342, RODC; bounded on the south by Holy Rosary Catholic Church, as recorded in Instrument Number 20050214-0018223, RODC; bounded on the west by Lot 1, Resubdivision of Part of Lot Nos. 4 & 5, J.W. Vaughn & Ellis Brothers Subdivision of the Arch Harper Home Place, Lebanon Pike, as recorded in Plat Book 7900, Page 252, RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being a found ½" iron rod lying on the southern ROW of said Lebanon Pike (70' Public ROW) and lying on the northwest corner of the herein described tract; thence along said southern ROW of Lebanon Pike North 62°17'25" East 104.00 feet to a set point lying on the northeast corner of the herein described tract and being the common corner of said Bluewater Properties, LLC;

thence leaving said southern ROW of Lebanon Pike, with said common line of Bluewater Properties LLC South 03°55'29" East 216.00 feet to a set point lying on the southeast corner of the herein described tract, being the common corner of said Bluewater Properties LLC and on the common line of said Holy Rosary Catholic Church;

thence leaving said common corner of Bluewater Properties, LLC and with said common line of Holy Rosary Catholic Church, South 83°21'08" West 90.98 feet to a set point lying on the southwest corner of the herein described tract, being the common corner of Holy Rosary Catholic Church and on the common line of said Lot 1, Resubdivision of part of Lot Nos. 4 & 5 J.W. Vaughn & Ellis Brothers Subdivision of the Arch Harper Home Place Lebanon Pike;

thence leaving the common corner of said Holy Rosary Catholic Church and with the common line of said Lot 1, Resubdivision of part of Lot Nos. 4 & 5 J.W. Vaughn & Ellis Brothers Subdivision of the Arch Harper Home Place Lebanon Pike North 07°22'48" West 213.70 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.
Tract contains 20,927.4 square feet, or 0.48 acres.

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE NUMBER, WWD-36815 2532 LEBAN
EFFECTIVE DATE OCTOBER 31, 2019 AT 08:00 AM

SCHEDULE B - PART II
ITEM #

9.	PLAT BOOK 332, PAGE 172	NO AFFECT
10.	I.N. 20110727-0057332	NO AFFECT (WRONG PROPERTY)
11.	I.N. 20150604-0052140	NO AFFECT (WRONG PROPERTY)

SURVEYOR'S CERTIFICATE

To: Dickinson Wright PLLC; Lebanon Pike 777, LLC, a Texas limited liability company; William Conoly Brown and David A. Hood, Jr., as Tenants in Common and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6(a),7(b)(1)(c),8,9,11,13,16,17 & 19 of Table A thereof. The field work was completed on December 13, 2019.

Date of Plat or Map: December 19, 2019.

By: _____ Date: 12/19/19
Robert M. Scanlon, Tennessee Registered Land Surveyor no. 1666

456 GRASSMERE PARK
NASHVILLE, TN 37211
(615) 385-4344
ENGINEERING FIRM LICENSE NUMBER: 3429

DICKINSON WRIGHT PLLC
424 CHURCH STREET
SUITE 800
NASHVILLE, TENNESSEE 37219

ROBERT M. SCANLON
LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1666
STATE OF TENNESSEE
U.S.A.

NO.	DATE	DESCRIPTION	BY	CHK	RMS
1	12/13/2019	CHANGE BUYER ON SURVEYOR'S CERTIFICATE	MB	CHK	RMS

ALTA / ASCM BOUNDARY SURVEY

2535 LEBANON PIKE
TAX MAP 95-04, PARCEL 50
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROJECT NUMBER
5547-19-092
DATE
12/18/2019