SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $11,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES: Nov 8, 2021

(AFFIX SEAL)

DARLA HYSMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Karen Johnson Davidson County
Batch# 338583 DEEDWARRSP
01/03/2020 03:54:30 PM 5 pgs
Fees: $28.00 Taxes: $42,180.00
20200103-0001062

File No.: TCW-19-GPL-2160

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
David B. Ingram	NEW OWNER	
(NAME)	(NAME)	
4417 TYNE BLVD		**158-0-00-019.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Linda Evers Trustee of the Linda Evers Trust under the Charles K. Evers Family Trust dated November 30, 2011 and Mary Frances Evers Trustee of the Mary Frances Evers Trust under the Charles K. Evers Family Trust dated November 30, 2011, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said David B. Ingram, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

{See attached Exhibit A}

This is improved property, known as *2160 Old Hickory Boulevard, Nashville TN 37215*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

Witness my hand this 23rd 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.

Linda Evers

Linda Evers Trustee of the Linda Evers Trust
under the Charles K. Evers Family Trust dated
November 30,2011

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of January, 2020, before me personally appeared Linda Evers, Trustee of the Linda Evers Trust under the Charles K. Evers Family Trust dated November 30, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd day of January, 2020

Erin Kershaw Guy

Notary Public
My Commission Expires:

ERIN KERSHAW GUY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Mary Frances Evers

Mary Frances Evers Trustee of the Mary Frances Evers Trust
under the Charles K. Evers Family Trust dated
November 30,2011

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of January 2020, before me personally appeared Mary Frances Evers, Trustee of the Mary Frances Evers Trust under the Charles K. Evers Family Trust dated November 30, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd day of January, 2020

Erin Kershaw Guy

Notary Public
My Commission Expires:

ERIN KERSHAW GUY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

EXHIBIT A

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey dated September 15, 2019, by Benny M. (Marty) Cantrell TRLS No. 1638 as follows:

Beginning at a point located in the northerly Right-of-Way line of Old Hickory Boulevard, said point being the southeasterly corner of Chickering Meadow Subdivision as of record in Plan Book 6900, Page 501, R.O.D.C., and being the southwesterly corner of the herein described tract,
Thence, with the Common Area and with Lot 2-A of Chickering Meadow Subdivision as of record in Plan Book 6900, Page 501, R.O.D.C., N 05deg13min00sec E, 659.87 feet to an iron pin (old),
Thence, continuing with Lot 2-A of said subdivision S 67deg08min35sec E, 95.95 feet to an iron pin (old),
Thence, continuing with Lot 2-A and with Lot 3-A and Lot 4-A of said subdivision N21deg36min35sec E, 784.85 feet to an iron pin (old),
Thence: continuing with Lot 4-A and with Lot 9 of said subdivision N 28deg11min55sec E, 99.95 feet to an iron pin (old),
Thence, continuing with Lot 9 of said subdivision N 34deg20min10sec E, 216.60 feet to an iron pin (old),
Thence, continuing with Lot 9 and with Lot 8 of said subdivision N 24deg17min15sec E, 347.23 feet to an iron pin (old),
Thence, continuing with Lot 8 of said subdivision N 14deg51min15sec E, 298.22 feet to an iron pin (old),
Thence, leaving said line with the southerly line of property (Tract Two) conveyed to Wildwood Reserve, LLC by quitclaim deed of record in Instrument #20160617_0061861, R.O.D.C., S82deg33min28sec E, 565.44 feet to an iron rod (new w/RLS 1638 cap),
Thence, continuing with the westerly line (Tract Two) of said Wildwood Reserve, LLC property S07deg44min00sec W, 499.90 feet to an iron rod (new w/RLS 1638 cap),
Thence, continuing with the southerly line (Tract Two) of said Wildwood Reserve, LLC property S82deg26min28sec E, 156.03 feet to an iron pin (old),
Thence, with the westerly line (Tract One) of said Wildwood Reserve, LLC property S09deg31min30sec E, 128.00 feet to an iron pin (old),
Thence, leaving said line with the westerly line of property conveyed to Jean Webb Marstiller by deed of record in Book 8357, Page 341, R.O.D.C., S 08deg31min30sec E, 135.00 feet to an iron pin (old),
Thence, continuing S 16deg37min45sec E, 241.26 feet to an iron pin (old),
Thence, continuing S 00deg28min40sec W, 300.00 feet to an iron pin (old),
Thence, continuing S 06deg11min00sec W, 603.15 feet to an iron pin (old),
Thence, leaving said line with the northerly line of property conveyed to Bridget M. Berman by quitclaim deed of record in Book 9540, Page 67, R.O.D.C. and with the meanders of Otter Creek S 74deg31min40sec W, 83.92 feet to an iron pin (old),
Thence, continuing S 38deg58min10sec W, 131.24 feet to a point,
Thence, leaving said line with the northwesterly line of property conveyed to Clifton B. Chunn, Jr. and wife Cheryl H. Chunn by quitclaim deed of record in Book 11685, Page 539, R.O.D.C. and with the meanders of Otter Creek S 71deg23min35sec W, 53.74 feet to a point,
Thence, continuing N 89deg20min25sec W, 55.44 feet to a point,
Thence, continuing N 66deg43min40sec W, 39.94 feet to a point,
Thence, continuing N 76deg15min00sec W, 50.39 feet to a point,

Thence, continuing S 56deg17min50sec W, 51.40 feet to a point,
Thence, leaving said line with the westerly line of property conveyed to John M. Briggs by deed of record in Instrument #20060818_0102027, R.O.D.C. and with the meanders of Otter Creek S89deg13min45sec W, 172.75 feet to a point,
Thence, continuing S 74deg13min55sec W, 42.50 feet to a point,
Thence, continuing S 39deg31min45 sec W, 107.75 feet to a point,
Thence, continuing S 51deg24min50sec W, 99.26 feet to a point,
Thence, continuing S 12deg50min40sec E, 21.99 feet to a point,
Thence, continuing S 40deg34min55sec E, 121.83 feet to a point,
Thence, continuing S 05deg21min30sec E, 40.67 feet to a point,
Thence, continuing S 29deg38min30sec W, 55.43 feet to a point,
Thence, continuing S 77deg22min30sec W, 36.13 feet to a point,
Thence, leaving Otter Creek with the northerly Right-of-Way line of Old Hickory Boulevard N71deg02min00sec W, passing an iron witness pin (new w/RLS 1638 cap) at 12.00 feet, a total distance of 829.30 feet to an iron pin (old) and the point of beginning. Containing 2,517,988 square feet or 57.81 acres, more or less.

Being the same property conveyed to Linda Evers, Trustee of the Linda Evers Trust created under the Charles K. Evers Family Trust dated November 30, 2011 and Mary Frances Evers, Trustee of the Mary Frances Evers Trust created under the Charles K. Evers Family Trust dated November 30, 2011 by Quitclaim Deed dated November 6, 2015 from Linda A. Evers and Mary Frances Evers, as Co-Trustees of the Charles K. Evers Family Trust dated November 30, 2011 of record in Instrument No. 20151113-0115538, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 28, 2015 of record in Instrument No. 20150506-0041495, and Instrument No. 20150506-0041496, Register's Office for said County, from L&M Properties, LLC, a Tennessee limited liability company. By Quitclaim Deed dated November 9, 2015 of record in Instrument No. 20151118-0116744, Register's Office for said County from Mary Frances Evers, as corrected by Scrivener's Affidavit of Correction of record in Instrument No. 20190422-0036401, Register's Office for said County. By Quitclaim Deed dated November 6, 2015 of record in Instrument No. 20151118-0117139, Register's Office for Davidson County, Tennessee, from Linda A. Evers.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

