SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2020.

Notary Public

AMBER HOTTENROTH
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires July 26, 2020

MY COMMISSION EXPIRES:

(AFFI)

O-JD-18-1515

Karen Johnson Davidson County
Batch# 339882 DEEDWARRSP
01/07/2020 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $16,206.00
20200107-0002083

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amerco Real Estate Company, a Nevada Corporation	**New Owner**	
(NAME)	(NAME)	**034-09-0-176.00**
2727 North Central Avenue		
(ADDRESS)	(ADDRESS)	
Phoenix, AZ 85004		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **J.D. EATHERLY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land lying in Davidson County, Tennessee, being Lot No. 4 on the Plan of Rivergate Station, Section Four, a Commercial Subdivision - A Re-Subdivision of Lot 8 Rivergate Station Section Three, as shown on a plat of record in Book 7900, Page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Dale and Associates entitled "1515 Gallatin Pike," dated June 18, 2001 (Job No. 01058), and last revised September 11, 2001, as follows:

Beginning at an iron rod situated in the Easterly margin of Gallatin Pike, said point also being the Northwesterly corner of Turbo Investments International, Inc., of record in Book 9439, Page 191, said Register's Office; thence, along said road, North 20 degrees 35 minutes 55 seconds East, a distance of 86.71 feet to an iron rod; thence, leaving said road, South 69 degrees 24 minutes 05 seconds East, a distance of 43.57 feet to an iron rod; thence, North 82 degrees 43 minutes 06 seconds East, a distance of 148.73 feet to an iron rod; thence, North 20 degrees 35 minutes 59 seconds East, a distance of 95.00 feet to an iron rod; thence, South 69 degrees 25 minutes 23 seconds East, a distance of 260.00 feet to an iron rod; thence, North 20 degrees 35 minutes 59 seconds East, a distance of 25.00 feet to an iron rod; thence, South 69 degrees 24 minutes 01 seconds East, a distance of 225.00 feet to an iron rod; thence, South 20 degrees 35 minutes 59 seconds West, a distance of 10.00 feet to an iron rod; thence, South 69 degrees 24 minutes 01 seconds East, a distance of 82.06 feet to an iron rod; thence South 07 degrees 17 minutes 01 seconds East, a distance of 259.76 feet to an iron rod situated in the Northerly margin of Edenwold Road; thence, along said road, South 82 degrees 42 minutes 59 seconds West, a distance of 742.00 feet to an iron rod; thence, leaving said road, North 07 degrees 17 minutes 01 seconds West, a distance of 351.00 feet to an iron rod; thence, North 69 degrees 24 minutes 05 seconds West, a distance of 43.57 feet to the point of beginning and containing 302,691.900 square feet or 6.949 acres of land, more or less.

Together with appurtenances contained in a Reciprocal Declaration of Easements and Uses Agreement as of record in Book 7993, Page 584, as amended in Book 9439, Page 193, said Register's Office; and

Together with appurtenances contained in Declaration of Permanent Building Restriction of record in Book 7993, Page 619, as re-recorded in Book 7997, Page 774, said Register's Office.

Being the same property conveyed to J. D. Eatherly by Special Warranty Deed from Berry Hill Square, LLC, a Tennessee limited liability company of record in Instrument No. 20020509-0057245, Register's Office for Davidson County, Tennessee, dated May 03, 2002 and recorded on May 09, 2002.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
• Taxes for the year 2020 and thereafter, not yet due and payable;
• Subject to all matters shown on the Plan of record in Book 7900, Page 18, including Access Restrictions, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 7480, Page 965, as amended by Book 7537, Page 359, and affected by Appointment of Agent in Instrument Number 200407020078854, in the Register's Office for Davidson County, Tennessee;
• Subject to rights of others to use of a Non-Exclusive Easement within the Recorded Subdivision for purposes of Ingress/Egress as noted on plat of record in Book 7900, Page 18, Register's Office for Davidson County, Tennessee;
• Reciprocal Declaration of Easements and Uses Agreement of record in Book 7993, Page 584, as amended by Book 9439, Page 193, Register's Office for Davidson County, Tennessee;
• Declaration of Permanent Building Restriction in Book 7993, Page 619, re-recorded in Book 7997, Page 774, Register's Office for Davidson County, Tennessee;
• Deed of Dedication of water main to Madison Suburban Utility District of record in Book 8231, Page 373, Register's Office for Davidson County, Tennessee;
• Deed of Conveyance for sanitary sewer to Metro Government of Nashville and Davidson Co. in Book 8287, Page 1 and Book 8486, Page 379, Register's Office for Davidson County, Tennessee;
• Easement of record in Instrument No. 20000726-0073996, Register's Office for Davidson County, Tennessee;
• Any rents and/or leases or rights of tenants in possession.
• Deed of Conveyance from Auburndale Rivergate Limited Partnership to The Metyropolitan Government of Nashville and Davidson County, of record in Book 8287, Page 1, in the Register's Office of Davidson County, Tennessee;
• Right of Way of Gallatin Pike and Edenwold Road;
• Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
• Any and all existing easements and restrictions as shown of record not stated herein;

This is **improved** property known as: **1515 Gallatin Pike N, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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/our hand(s) this the 30 DAY OF Dec, 2019.

J.D. Eatherly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.D. EATHERLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of Dec, 2019.

Linda Cleveland
Notary Public
My Commission Expires: 1/3/2023
(SEAL)

LINDA CLEVELAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Stefanie Robertson, 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.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Lauren Ogino], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lauren Ogino
Notary's Signature

My Commission Expires: May 21, 2022
Notary' Seal (if on paper)

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022