Karen Johnson Davidson County
Batch# 345290 DEEDWARR
01/17/2020 04:19:37 PM 13 pgs
Fees: $68.00 Taxes: $1,849.63
20200117-0006644

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
The Briarville Apartments, LP	The Briarville Apartments, LP	
1469 S. 4th Street	1469 S. 4th Street	051-00-0-173.00
Louisville, KY 40208	Louisville, KY 40208	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($499,900.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of January, 2020.

Notary Public

JESSICA R. MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

My Commission Expires: 5-5-2020

For and in the consideration of the sum of Four Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($499,900.00), the receipt and sufficiency of which are hereby acknowledged, DORIS A. THOMAS a/k/a Doris Thomas, an unmarried woman, TRUDIE E. THOMAS a/k/a Trudie Thomas, an unmarried woman, JANIE BATES a/k/a Janie T. Bates, FRED THOMAS, JAMES K. THOMAS, SR. a/k/a James Thomas, JACKIE F. THOMAS a/k/a Jackie Thomas, RICHARD DIXON, PATRICK DIXON AND WAYNE CALVIN DIXON ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto THE BRIARVILLE APARTMENTS, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, together with all improvements, buildings, and structures located thereon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 600 Creative Way (f/k/a 600 Cheron Road), Madison, Tennessee 37115. Grantors confirm that the property is not the usual place of residence of any of the grantors or their spouses, except Doris Thomas and Trudie Thomas.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 17th day of January, 2020.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

DAWN CHASE as Attorney-in-Fact
for DORIS THOMAS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dawn Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Doris Thomas and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Doris Thomas.

Witness my hand, at Office in Brentwood, Tennessee, this 17th day of January, 2020.

Notary Public

My Commission Expires:_____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

[ADDITIONAL SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

DAWN CHASE as Attorney-in-Fact
for TRUDIE THOMAS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned a Notary Public of said County and State, Dawn Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Trudie Thomas and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Trudie Thomas.

Witness my hand, at Office in Brentwood, Tennessee, this 17th day of January, 2020.

Notary Public

My Commission Expires:_____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

[ADDITIONAL SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

DAWN CHASE as Attorney-in-Fact
for JANIE BATES

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dawn Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janie Bates and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Janie Bates.

Witness my hand, at Office in Brentwood, Tennessee, this 17th day of January, 2020.

Notary Public

My Commission Expires:_____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

[ADDITIONAL SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

DAWN CHASE as Attorney-in-Fact
for FRED THOMAS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dawn Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Fred Thomas and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Fred Thomas.

Witness my hand, at Office in Brentwood, Tennessee, this 17th day of January, 2020.

Notary Public

My Commission Expires:_____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

[ADDITIONAL SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

DAWN CHASE as Attorney-in-Fact
for JAMES THOMAS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dawn Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Thomas and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of James Thomas.

Witness my hand, at Office in Brentwood, Tennessee, this 17th day of January, 2020.

Notary Public

My Commission Expires:_____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

[ADDITIONAL SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

DAWN CHASE as Attorney-in-Fact
for JACKIE THOMAS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dawn Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jackie Thomas and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Jackie Thomas.

Witness my hand, at Office in Brentwood, Tennessee, this 17th day of January, 2020.

Notary Public

My Commission Expires:_____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

[ADDITIONAL SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR: Dawn Chase AIF Attorney-in-Fact for Richard Dixon

DAWN CHASE as Attorney-in-Fact
for RICHARD DIXON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dawn Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Dixon and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Richard Dixon.

Witness my hand, at Office in Brentwood, Tennessee, this 17th day of January, 2020.

Makeysha Sorensen
Notary Public

My Commission Expires:_____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

[ADDITIONAL SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR: Dawn Chase as Attorney-in-Fact for Patrick A Dixon

DAWN CHASE as Attorney-in-Fact
for PATRICK DIXON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dawn Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patrick Dixon and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Patrick Dixon.

Witness my hand, at Office in Brentwood, Tennessee, this 17th day of January, 2020.

Makeysha Sorensen
Notary Public

My Commission Expires:_____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

[ADDITIONAL SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR:

DAWN CHASE as Attorney-in-Fact
for WAYNE CALVIN DIXON

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dawn Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Wayne Calvin Dixon and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Wayne Calvin Dixon.

Witness my hand, at Office in Brentwood, Tennessee, this 17th day of January, 2020.

Notary Public

My Commission Expires:_____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Cheron Drive at the common dividing line between the Joe Bates and Emma Harlan properties; thence northerly along said dividing line 1000 feet to a point; thence westerly 142 feet to a point; thence southerly 1000 feet to a point in the northerly margin of Cheron Drive; thence easterly (erroneously referred to as westerly in prior deeds) along the northerly margin of said Cheron Drive 142 feet to the point of beginning and containing 3 acres, more or less.

The above described property is described by a survey dated January 14, 2020, prepared by Jason J. Stivers, with Stivers Land Surveying, License No. 2219, whose address is 1134 Lakewood Drive, Gallatin, TN 37066, and more particularly described as follows:

A tract of land in the 8th District, Davidson County, Tennessee. Tract being bounded on the north by the Briarville Cemetery not of Record, on the north and west by the Joe and Janie Bates tract as recorded in Book 8127, Page 267, Register's Office, Davidson County, Tennessee, (RODC), on the east by Cyan Properties, LLC. tract as recorded in Instrument Number 201501230006580, RODC, on the south by the northern Right of Way (ROW) of Creative Way. Tract being described as follows:

Point of Beginning being a ¾" iron rod old at the southwestern corner of the Cyan Properties, LLC. Tract and on said northern ROW; thence with said ROW North 83°48'31" West a distance of 142.83' to a 3/4" iron rod old; thence with the common line of the Joe and Janie Bates tract said North 06°19'02" East a distance of 933.72' to an iron pipe old; thence South 85°16'11" East a distance of 142.89' to an iron rod old; thence with the common line the Cyan Properties, LLC. tract South 06°19'02" West a distance of 937.37' to the point of beginning.

Having an area of 133,627 square feet or 3.067 acres.

Being the same property conveyed to ROBERT THOMAS and wife, BESSIE THOMAS by deed from JOE BATES and wife, JESSIE B. BATES of record in Book 4244, page 22, dated June 11, 1968, and by deed of record in Book 4403, page 258, dated March 12, 1970, and as corrected in Deed of Correction of record in Book 4405, page 768, dated March 20, 1970, said Register's Office.

Robert Thomas died on or about October 9, 2001, leaving Bessie Thomas as the surviving tenant by the entirety.

Bessie Thomas died on or about April 26, 2005. Upon her death, the subject property passed to her children, DORIS A. THOMAS, TRUDIE E. THOMAS, JANIE BATES, FRED THOMAS, JAMES K. THOMAS SR., JACKIE F. THOMAS and EUNICE DIXON. The above being evidenced by Affidavit of Heirship of record as Instrument No. 20180124-0007221, and an Affidavit of Heirship of record as Instrument No. 20180124-0007223, in said Register's Office. Eunice Dixon died on or about July 22, 2011. By Affidavit of Heirship for Eunice Dixon filed of record as Instrument No. 20180124-0007220, and an Affidavit of Heirship of record as Instrument No. 20180124-0007222, in said Register's Office, her heirs at law are listed as her husband, WAYNE CALVIN DIXON and her sons, RICHARD DIXON AND PATRICK DIXON.

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. Notice related to installation of Sewage Soil Absorption System from the Metropolitan Government, filed for record in Book 5455, Page 413, in the Register's Office for Davidson County, Tennessee.