SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 352658 DEEDWARRSP
02/03/2020 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $7,770.00
20200203-0012370

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,100,000.00.

Claire Jenkins
Affiant

Subscribed and sworn to me on 01/31/2020.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hawkeegan Properties, LLC 1005 N. Vine Hopkinsville, KY 42240	SAME AS NEW OWNER	175 00 0 208.00 (as to Tract 1) 175 00 0 040.00 (as to Tract 2) 175 00 0 202.00 (as to Tract 3)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rhino Realty, LLC, a Tennessee limited liability company and Michael W. Pence, Trustee of The Patsy A. Pence Revocable Living Trust dated The 18 day of April, 2017, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Hawkeegan Properties, LLC, hereinafter called "**GRANTEE**," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1:

Being Lot No. 1A on the resubdivision of Lot 1 of the Star Subdivision of record in Plat Instrument No. 20030812-0115394, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Rhino Realty, LLC, a Tennessee limited liability company by Quitclaim Deed from Michael W. Pence, Patsy A. Pence, Robert S. Reininger and Tonya P. Reininger, recorded on the 28th day of January, 2005 in Instrument No. 20050128-0010685, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, according to a survey dated 4/18/07 by Steven D. Delle, RLS #1710, Delle Land Surveying, 408 Nesbitt Lane, Madison, TN 37115, more particularly described as follows:

Beginning at an iron rod in the South right of way of Old Hickory Blvd., said point also being the Northeast corner of the property described hereon (Parcel 40 on Tax Map 175), South 68 deg. 08' 58" East, a distance of 173.38 feet to an iron rod; thence leaving said right of way, South 16 deg. 31' 40" West, a distance of 336.45 feet to an iron rod; thence North 67 deg. 12' 31" West, a distance of 63.50 feet to an iron rod; thence North 67 deg. 16' 44" West, a distance of 141.66 feet to an iron rod; thence North 22 deg. 36' 56" East, a distance of 51.00 feet to an iron rod; thence North 21 deg. 49' 20" East, a distance of 280.81 feet to the point of beginning and containing 62,970 square feet or 1.446 acres of land, more or less.

Being the same property conveyed to The Patsy A. Pence Revocable Living Trust dated The 18 day of April, 2017 by Warranty Deed from Michael W. Pence and Patsy A. Pence, husband and wife, recorded on the 6th day of June, 2017 in Instrument No. 20170606-0056521, in the Register's Office of Davidson County, Tennessee. Deed of Correction dated January 31, 2020 recorded in Instrument No. 202002030012369, in the Register's Office of Davidson County, Tennessee.

Tract 3:

A tract of land lying in Nashville, Davidson County, Tennessee, being known as Lot 2, on the plan of Star Subdivision, as of record in Plat Instrument No. 20000310-0025164, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated 11/30/06 by R. Scot Cherry, RLS #1512, 622 West Iris, Nashville, TN, as follows:

Beginning at an existing iron rod on the Southerly right of way line of Old Hickory Blvd. at corner common with James M. Cunningham as of record in Deed Book 4798, Page 128, as said Register's Office; thence with the Southerly right of way line of Old Hickory Blvd., South 68 deg. 09' 08" East 109.32 feet to an iron rod set at a corner common with Stafford Partners No. 1, LP as of record in Deed Instrument 20030811-0113996 at said Register's Office; thence leaving the Southerly right of way line of Old Hickory Blvd. with the Westerly property line of Stafford Partners No. 1, LP, South 10 deg. 03' 35" West 426.17 feet to an existing iron rod at a corner common with Michael R. Johnson as of record in Deed Instrument 20030708-0093526 at said Register's Office; thence with the Westerly property line of Michael R. Johnson, South 09 deg. 52' 30" West 252.15 feet to an existing iron rod at a corner common with Superior Investments as of record in Deed Instrument 20030501-0058220 at said Register's Office; thence with the Northerly property line of Superior Investments, North 75 deg. 58' 13" West 242.38 feet to an existing iron rod at a corner common with Rhino Realty, LLC, as of record in Deed Instrument 20050128-0010685, at said Register's Office; thence with the Easterly property line of Rhino Realty, LLC, North 15 deg. 21' 45" East, 365.11 feet to an existing iron rod at a corner common with said James M. Cunningham; thence with the property line of James M. Cunningham, South 67 deg. 18' 24" East, 63.44 feet to an existing iron rod; thence North 16 deg. 36' 05" East, 336.39 feet to the point of beginning, containing 144,121 square feet (2.80 acres more or less).

Being the same property conveyed to The Patsy A. Pence Revocable Living Trust dated The 18 day of April, 2017 by Warranty Deed from Michael W. Pence and Patsy A. Pence, husband and wife, recorded on the 6th day of June, 2017 in Instrument No. 20170606-0056519, in the Register's Office of Davidson County, Tennessee. Deed of Correction dated January 31, 2020 recorded in Instrument No. 202002030012368, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County Taxes which have been prorated by the parties and are assumed by the Grantee;

2. Liability as to taxes resulting from supplemental, revised, or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.;

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 20030812-0115394 and 20000310025164 (as to Tract 1) and Instrument No. 20000310025164 (as to Tract 3), in the Register's Office of Davidson County, Tennessee;

4. Easement for Sanitary Sewer and Storm Water Detention, recorded in Instrument No. 20030407-0045291, in the Register's Office of Davidson County, Tennessee (as to Tract 1);

5. Easement for Highway Purposes, recorded in Book 4083, Page 364, in the Register's Office of Davidson County, Tennessee (as to Tracts 1, 2 and 3);

6. Easement for Ingress and Egress and Various Other Purposes, recorded in Instrument No. 20060327-0034758, in the Register's Office of Davidson County, Tennessee (as to Tract 2);

7. Stormwater Detention Agreement recorded at Instrument No. 20010913-0099915, in the Register's Office of Davidson County, Tennessee (as to Tract 3);

8. PCS Site Agreement recorded in Book 10237, Page 785; Site Designation Supplement to Master Lease and Sublease Agreement at Instrument No. 20050824-0101006; Assignment and Assumption of Ground Lease Agreement at Instrument No. 20060327-0034757 and Memorandum of Ground Lease Extension Agreement at Instrument No. 20130605-0056730, in the Register's Office of Davidson County, Tennessee (as to Tract 2); and

9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This property is also known as property located at 12721 Old Hickory Blvd (as to Tract 1), 12623 Old Hickory Blvd (as to Tract 2), and 12619 Old Hickory Blvd (as to Tract 3), Antioch, Tennessee 37013.

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, its successors and assigns, forever, and GRANTORS do hereby covenant with the said GRANTEE that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 01/31/2020.

Rhino Realty, LLC
BY: _____
Michael W. Pence, Secretary

Patsy A. Pence Revocable Living Trust dated The 18th day of April, 2017
BY: _____
Michael W. Pence, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2020, before me, the undersigned Notary Public, personally appeared, Michael W. Pence, known to me (or proved to me on the basis of satisfactory evidence), to be the Secretary of Rhino Realty, LLC, the within named bargainor, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of Rhino Realty, LLC, by himself as such Secretary.

Witness my hand and official seal on 01/31/2020.

_____
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2020, before me, the undersigned Notary Public, personally appeared, Michael W. Pence, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the PATSY ANN PENCE REVOCABLE LIVING TRUST, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the PATSY ANN PENCE REVOCABLE LIVING TRUST, by himself as such trustee.

Witness my hand and official seal, this 31st day of January, 2020.

_____
Notary Public

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY