This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO
NEW OWNER:
Cook Land Development, LLC &
Stonehorse Real Estate Holdings, LLC
157 Powers Road
Oakdale, TN 37829

Karen Johnson Davidson County
Batch# 360420 DEEDWARR
02/19/2020 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $4,958.00
20200219-0018529

MAP **053-12-0-202.00 &**
053-12-0-203.00

WARRANTY DEED

Direct Deeding for 1031 Exchange Replacement Property

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James O. Oatsvall and Jean Y. Oatsvall, Co-Trustees of the Oatsvall Revocable Living Trust dated April 19, 2019, with full power to convey without the joinder of any beneficiary,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does transfer and convey unto **Stonehorse Real Estate Holdings, LLC**, a 40% undivided interest, and **Cook Land Development, LLC,** a 60% undivided interest, hereinafter called the GRANTEES, its successors and assigns, that certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: 3402 Old Hickory Blvd, Old Hickory, TN 37138 - Map 053 12 0 203.00
Being the easterly 100 feet of the westerly 200 feet of Lot No. 22 of Section No. 2 on the Plan of Life and Casualty Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, as shown of record in Plat Book 843, page 56, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 22 fronts 100 feet on the northeasterly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Subject to all of those matters, facts, conditions and limitations shown on the Plat of record in Book 843, page 56, Register's Office for Davidson County, Tennessee.
Subject to an easement for right of way for Old Hickory Blvd. in favor of State of Tennessee, set forth in an instrument of record in Book 4968, page 923, said Register's Office,
Subject to an easement for right of way, in favor of South Central Bell Telephone Company, set forth in an instrument of record in Book 5430, page 454, said Register's Office,

Tract 2: 3400 Old Hickory Blvd, Old Hickory, TN 37138 - Map 053-12-0 202.00
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly 100 feet of Lot No. 22, Section 2, on the Map of Life and Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, as of record in Book 843, page 56, Register's Office for said County. Said part of said Lot 22 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Included but specifically excluded is the following tract: Being a part of Lot 22, Section 2, on the Plan of Life and Casualty Company's Subdivision, of record in Book 843, page 56, Register's Office of Davidson County, Tennessee described as follows: Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Oliver N. McClung property; thence along the said boundary north 44 deg. 15' E. 5 feet, more or less, to a point; thence S 45 deg. 45' E. 100 feet, more or less, to a point; thence S 44 deg. 15' W. 5 feet more or less, to a point in the said northeast margin; thence along the said margin N 45 deg 45' W. 100 feet, more or less, to the point of beginning.

Subject to all matters as shown on Plat of record in Plat Book 843, page 56, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 2150, page 426, said Register's Office,

Being part of the same property conveyed to James O. Oatsvall and Jean Y. Oatsvall, Co-Trustees of the Oatsvall Revocable Living Trust dated April 19, 2019, by Quitclaim Deed from James O. Oatsvall (also known as James Oatsvall James O. Oatsvall, Sr.) and Jean Y. Oatsvall (also known as Jean Oatsvall), of record in Instrument No. 20190607-0054924 Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:Subject to all applicable zoning and planning restrictions, all health department rules and regulations that may affect the premises, any driveways for ingress and egress or other matters that could be determined by visual inspection, and any and all existing leases or rental agreements, and parties in possession.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, its successors and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, they have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of February, 2020.

Oatsvall Revocable Living Trust dated April 19, 2019

James O. Oatsvall, Co-Trustee

Jean Y. Oatsvall, Co-Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James O. Oatsvall and Jean Y. Oatsvall,,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as **Co-Trustees of the Oatsvall Revocable Living Trust dated April 19, 2019,** with full authority, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of February, 2020.

NOTARY PUBLIC

My Commission Expires:



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,340,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of February, 2020.

NOTARY PUBLIC

My Commission Expires:



CERTIFICATION

I, Rebecca Waynick, 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.

Rebecca Waynick

State of Tennessee; County of Davidson : On this 11 day of February, 2020, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Toni Rutgerson

My Commission Expires:

