Karen Johnson Davidson County
Batch# 372330 DEEDWARRSP
03/13/2020 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $148.00
20200313-0028318

SPECIAL WARRANTY DEED

File No. LG0006271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-23-2023

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JMJ Enterprises, Inc.	Same as New Owner	
(NAME) P.O. Box 682386	(NAME)	106-07-0-060.00
(ADDRESS) Franklin, TN 37068-2386	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lester Turner, Jr., Successor Trustee,** for, and on behalf of, the trust created by warranty deed from Lester L. Turner to O.B. Hofstetter, Jr., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JMJ Enterprises, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE "EXHIBIT A" ATTACHED HERETO

THIS CONVEYANCE OF THE PROPERTY, AND ALL COVENANTS AND WARRANTIES CONTAINED HEREIN, ARE MADE EXPRESSLY ONLY TO THE MATTERS DESCRIBED ON EXHIBIT B, ATTACHED HERETO AND INCOPORATED HEREIN BY REFERENCE (THE "PERMITTED ENCUMBRANCES")

This is improved ☐
unimproved ☐ property, known as 0 Spence Ln (0.49 acres)., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

GRANTOR hereby covenants with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in Exhibit B, the Property is free from any lien or encumbrance whatsoever.

GRANTOR hereby further covenants with the said Grantee and binds Grantor and Grantor's heirs and representatives, to warrant and forever defend the title thereto of said Property to said Grantee and Grantee's heirs and representatives, against the lawful claims and demands of all persons claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Exceptions, and not further or otherwise. All warranties of Grantor herein are expressly limited to those persons or parties claiming by, through or under Grantor.

The Undersigned Grantor executes this Deed solely in his official capacity as Trustee and not individually or otherwise.

Witness my hand this 12th day of March, 2020.

Lester Turner, Jr., as Successor Trustee for, and on behalf of, the trust created by warranty deed from Lester L. Turner to O. B. Hofstetter, Jr.

L.C.T. LP, a Tennessee limited partnership, joins in this conveyance to convey any interest it may have erroneously received in the subject property by virtue of Quitclaim Deed of record at Book 9935, page 828, Register's Office for Davidson County, Tennessee.

L.C.T., LP

By: LCT Properties, LLC, General Partner
By: Lester L. Turner, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lester Turner, Jr., Successor Trustee, as successor trustee for, and on behalf of, the trust created by warranty deed from Lester L. Turner to O.B. Hofstetter, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, in his capacity only as the successor trustee for, and on behalf of, the trust created by warranty deed from Lester L. Turner to O.B. Hofstetter, Jr.

Witness my hand this 12th day of March, 2020.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission expires: 1/3/23

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lester L. Turner, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he is Chief Manager of LCT Properties, LLC, General Partner of L.C.T., LP, a registered Tennessee limited partnership, and that he as such executed the within instrument for the purposes therein contained on behalf of LCT Properties, LLC as General Partner for L.C.T., L.P..

Witness my hand this 12th day of March, 2020.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

EXHIBIT A
LEGAL DESCRIPTION

Land situated in the 19th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at the approximate centerline intersection of Off Ramp from I-40 West and Spence Lane, thence in a northerly direction, approximately 161.5+/- feet to a capped iron rod set along the westerly margin of Spence Lane, said rod being near the northeasterly corner of LCT, L.P., of record in Deed Book 9935, Page 821, in the Register's Office for Davidson County (R.O.D.C., TN), and the point of beginning for the herein described land; thence, North 58°00'34" West, a distance of 180.62 feet to a capped iron rod set on the easterly line of JMJ Enterprises, INC. of record in Instrument number 20181227-0125493, R.O.D.C., TN; thence with said line, North 68°00'13" East, a distance of 248.94 feet to a capped iron rod set on the westerly margin of Spence Lane; thence with said margin, with a curve turning to the right with an arc length of 12.38 feet, with a radius of 452.88 feet, with a chord bearing of South 04°47'36" East, with a chord length of 12.38 feet, to a capped iron rod set at the northerly corner of Metro Government of Nashville and Davidson County; thence with said line, South 18°59'32" West, a distance of 42.30 feet to a leaning ½" iron rod found; thence with said line, South 70°27'04" East, a distance of 15.57 feet to a leaning 5/8" iron rod found on the westerly margin of Spence Lane; continuing with said margin for the next three (3) calls: thence with a curve turning to the right with an arc length of 48.45 feet, with a radius of 452.88 feet, with a chord bearing of South 04°46'39" West, with a chord length of 48.43 feet to a capped iron rod set; thence, South 49°39'37" West, a distance of 77.87 feet to a capped iron rod set; thence, South 26°19'21" West, a distance of 36.50 feet to the point of beginning of herein described land, having an area of 21,403.69 square feet or 0.49 acres more or less.

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 11, 2020 and is based on survey work conducted by Dale and Associates in February 28, 2020 under Project Number 18186.

Being the same property conveyed to O.B. Hofstetter, Jr., Trustee, by Warranty Deed from Robert J. Baltz, Jr., Douglas Martin Baltz, F.J. Baltz, D.L. Baltz, J.P. Baltz, Louis A. McRedmond, and Patrick J. McRedmond, of record in Book 4424, Page 288, in the Register's Office of Davidson County, Tennessee, dated June 12, 1970, and recorded on June 15, 1970. O.B. Hofstetter, Trustee, died on February 7, 2004, and by Order of the Seventh Circuit Court for Davidson County, Tennessee, entered in Case No. 19P1354, dated July 31, 2019, Lester Turner, Jr., was appointed Successor Trustee. A copy of the Order to Appoint Successor Trustee is of record in Instrument No. 20200313-0028261, in the Register's Office of Davidson County, Tennessee, dated July 31, 2019, and recorded on March 13, 2020.

Additional Instrument purporting to convey interests out from the Original Grantors to O.B. Hofstetter, Jr. as Trustee include:

(1) A certain Executor's Quitclaim from Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, to Mary Pauline Vogel, Anita M. Sheridan, Linda M. Orsagh, Ellen Kade, Louis A. McRedmond, Stephen McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond, of record in Instrument No. 20040917-0112315, in the Register's Office of Davidson County, Tennessee, dated September 13, 2004, and recorded on September 17, 2004 and (2) A certain Quitclaim Deed from Anita M. Sheridan, Linda M. Orsagh and Stephen McRedmond to McRedmond, LLC, a Tennessee limited liability company, of record in Instrument No. 20041117-0137914, in the Register's Office of Davidson County, Tennessee, dated November 4, 2004, and recorded on November 17, 2004.

NOTE: These deeds did not include joinder by the current Trustee of the Trust created by Robert J. Baltz, Jr., Douglas Martin Baltz, F.J. Baltz, D.L. Baltz, J.P. Baltz, Louis A. McRedmond, and Patrick J. McRedmond and are thus ineffective.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2020, a lien, but not yet due and payable.
2. That portion of the land embraced within the bounds of any public road or thoroughfare.
3. Right of parties in possession not shown by the Public Records.
4. Such matters as would be disclosed by a current and accurate survey and inspection of the property.
5. Zoning ordinances affecting the property.
6. All deeds, easements, covenants, restrictions reservations, rights-of-way and other matters of record as of January 1, 2020.
7. State of compliance of the property as of January 1, 2020, with any laws, codes, ordinances, rules, regulations or private restrictive covenants applicable to or affecting the property.
8. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or right arise by lease, grant, exception, conveyance, reservation, or otherwise and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records.
9. Rights of upper and lower riparian owners to the flow of the waters of the creek indicated on the tax map, free from diminution or pollution and easement for the flow of the waters of the creek indicated on the tax map and the rights of the public therein.
10. Supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec. 67-5-603, et seq.
11. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3703, Page 164, Register's Office for Davidson County, Tennessee.
12. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4008, Page 216, Register's Office for Davidson County, Tennessee.
13. Easement for Ingress and Egress, recorded in Book 4191, Page 182, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny L. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny L. Ray

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)