Karen Johnson Davidson County
Batch# 382464 DEEDWARRSP
04/07/2020 02:23:37 PM 5 pgs
Fees: $28.00 Taxes: $1,794.50
20200407-0036717

This instrument prepared by
and after recording, return to:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
Attn: Christopher M. Corriveau

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Fifty First Deli, LLC 4168 Stone Hall Blvd Hermitage, TN 37076	New Owner	043-14-0-053.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by **Fifty First Deli, LLC, a Tennessee limited liability company** (hereinafter, "**Grantee**"), and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Thomas G. Scott and/or Rebecca C. Scott, Trustees of the Thomas & Rebecca Scott Living Trust, Established by the Revocable Trust Agreement of Thomas G. Scott and Rebecca C. Scott dated November 9, 2016** (hereinafter, "**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, in fee simple forever.

Grantor covenants with Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

[*Signatures Contained on Following Pages*]

IN WITNESS WHEREOF, Grantor has executed this Deed this 3 day of April, 2020.

GRANTOR:

Thomas G. Scott, Trustee

Rebecca C. Scott, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas G. Scott and Rebecca C. Scott, Trustees of the Thomas & Rebecca Scott Living Trust, Established by the Revocable Trust Agreement of Thomas G. Scott and Rebecca C. Scott dated November 9, 2016, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office in Davidson County, Tennessee, this 3 day of April, 2020.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $485,000.00.
Subscribed and sworn to before me this the 3 day of April, 2020.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Notary Public
My Commission Expires: 9-24-22

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being a part of Lot No. 18 on the unrecorded Plan of C. N. Smith Subdivision according to a survey made by Anderson and Gee, dated July 1946 as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being the common front corner of Lots 18 and 19 on said survey, and hereinafter described; thence South 150 feet, more or less, to a point; thence eastwardly 190.8 feet, more or less, to a point; thence northwardly 174.2 feet, more or less, to a point in the southerly margin of Old Hickory Boulevard; thence westwardly along said Boulevard, 102.2 feet, more or less, to the point of beginning.

Being the same property conveyed to Thomas G. Scott and/or Rebecca C. Scott, Trustees of the Thomas & Rebecca Scott Living Trust, Established by the Revocable Trust Agreement of Thomas G. Scott and Rebecca C. Scott dated November 9, 2016 by Quitclaim Deed from Thomas G. Scott and Rebecca C. Scott, Trustees of the Scott Living Trust dated September 3, 1997, dated November 25, 2016, recorded December 7, 2016, of record as Instrument No. 20161207-0128182, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Scott Living Trust, Dated September 3, 1997, Thomas G. Scott and Rebecca C. Scott, Trustees, by Warranty Deed from B & C Investments, LLC, dated December 6, 2004, recorded December 20, 2004, of record as Instrument No. 20041220-0151265, said Register's Office.

EXHIBIT "B"

Permitted Exceptions

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5116, page 717, Register's Office for Davidson County, Tennessee.