Karen Johnson Davidson County
Batch# 441733 DEEDWARR
07/21/2020 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20200721-0080183

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-9664

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grand Ole RV Resort, LLC (NAME)	New Owner (NAME)	18-8-12
708 N Main (STREET ADDRESS)	" (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jackson Fuller and Patricia A. Fuller, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grand Ole RV Resort, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:

BEGINNING at an iron pin on the northerly margin of Dickerson Road. US. Hwy. 41 and 31, at the intersection of said margin and the westerly margin of Old Springfield Road; thence along the westerly margin of Dickerson Road, U. S. Hwy. 41 and 31, S 19 deg. 46 min. 00 sec. E. a distance of 432.52 feet to an iron pin; thence N 70 deg. 10 min. 33 sec. E. a distance of 89.77 feet to an iron pin where the width of the margin of Dickerson Road, U.S. Hwy. 41 and 31 changes from 35 feet to 125 feet from the centerline of said road; thence along the westerly margin of Dickerson Road, southerly with a curve to the right having a radius of 1875.00 feet and a central angle of 1 deg. 31 min. 40 sec. 3 distance of 50.00 feet to an iron pin; thence leaving Dickerson Road, S 70 deg. 10 min. 33 sec. West, a distance of 209.05 feet to an iron pin at the southeast corner of a tract of land conveyed to John Shiriram by Warranty Deed of record in Book 6393 ,Page 452, Register's Office for Davidson County, Tennessee; thence with the east line of said tract conveyed to John Shiriram, N. 19 deg. 46 min. 00 sec. W. a distance of 482.52 feet to an iron pin; thence N 70 deg. 10 min. 33 sec. E a distance of 120.00 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION OF THE ABOVE PROPERTY CONVEYED TO THE TENNESSEE DEPARTMENT OF TRANSPORATION BY WARRANTY DEED DATED SEPTEMBER 27. 2010, RECORDED IN

INSTRUMENT NO. 20101007-0080624. SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

Parcel 1 - Beginning at the point of intersection of the existing west margin of SR 11 and the north boundary of ' the French Landing Investors, LLC property. said point of intersection being 45.36' left of SR 11 proposed centerline station 579+49.93; thence with said boundary. south 75 degrees 31' 00" west 16.67' to a point. said point being 62.00' left of SR 11 proposed centerline station 579+49.07; thence with the proposed west margin of said road. having a 2229.83' radius curve left and northerly 50.03' to a point, said point being 62.00' left of SR 11 proposed centerline station 580+00.49; thence with the existing south margin of SR 11 easterly 16'. more or less to a point. said point being 46.44 ' left of SR 11 proposed centerline station 580+00.95; thence with said existing west margin having a curve right and southerly 50'. more or less. to the point of beginning.

Parcel 2 - Beginning at the point of intersection of the existing west margin of SR 11, and the south boundary of the John Shiriram property; said point of intersection being 125.76' left of SR 11 proposed centerline station 584 +38.57; thence with said existing west margin, southerly 81'. more or less. to a point, said point being 21.56' right of Old Springfield Pike proposed centerline station 24+97.39; thence with the proposed southwest margin of Old Springfield Pike having a 148.62' radius curve right and northwesterly 102.30' to a point, said point being 21.51' right of Old Springfield Pike proposed centerline station 24+09.90; thence with said south boundary. north 75 degrees 31' 00" east 58.87' to the point of beginning.

Parcels 1 and 2 combined contain 3790 square feet and were conveyed in above referenced deed in fee simple. Within said deed to Tennessee Department of Transportation of record as Instrument No.. 20101001-0080624, said Register's Office, there is also conveyed an easement for construction of slopes outside the proposed right of way line. The land on which the slopes are to be constructed remained the property of the grantors in said deed, and this temporary slope easement shall terminate upon the completion of construction of the project. Said property constituting the slope easement(s) is herein conveyed to the Grantees, subject to said temporary slope easement.

Being the same property conveyed to Jackson Fuller and wife, Patricia A. Fuller by Deed dated August 26, 2016 from Stanley H. Morris and Kenneth R. Greer by and through his Attorney-in-Fact, Stanley H. Morris, Jr., recorded September 2, 2016, in Instrument Number 20160902-0092616, Regsiter's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Ingress/Egress easement in Book 6393, page 452, said Register's Office.
2. Permanent easement and Right of Way for street purposes and Right of Entry for temporary construction purposes in Book 6678, page 696, said Register's Office.
3. Temporary easement for slopes in Instrument No. 20101007-0080624, said Regsiter's Office.
4. Outconveyance to State of Tennessee in Instrument No. 20101007-0080624, said Register's Office.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 0 North Main Street, Goodlettsville, TN 37072.

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, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of July, 2020.

Jackson Fuller

Patricia A. Fuller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2020, before me personally appeared Jackson Fuller and Patricia A. Fuller, to me known

to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY