THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

Karen Johnson Davidson County
Batch# 459326 DEEDWARRSP
08/18/2020 02:02:30 PM 7 pgs
Fees: $38.00 Taxes: $14,430.00
20200818-0092847

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $3,900,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2020.

Notary Public

My commission expires: 05.09.21

NOTARY PUBLIC TENNESSEE WILLIE D. MITCHELL COUNTY OF WILLIAMSON My Comm. Exp. May 9. 2021

Address New Owner As Follows:

Grover C. Carlock, Jr.
30 Northhaven Drive
Jackson, TN 38305

Send Tax Bills To:

Same

Map-Parcel Number:

02612001400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **HALLMARK MADISON, LLC**, a Tennessee limited

liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **GROVER C. CARLOCK, JR.** (the "Grantee"), his heirs, his representatives, and his assigns, effective as of the 14th day of August, 2020 (the "Effective Date"), those certain tracts or parcels of land lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property and is known as 2431 Gallatin Pike, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, his representatives, and his assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, his representatives, and his assigns, against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

HALLMARK MADISON, LLC,
a Tennessee limited liability company

By: _____
J. Jonathan Ayers, Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. JONATHAN AYERS**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **SOLE MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13 day of August, 2020.

_____
Notary Public

My Commission Expires: May 2, 2022

SUZANNE M. ROSILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

817279.1/020200251

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1

LAND in Davidson County, Tennessee, and being a portion of a tract marked Reserve for Commercial Area on the Plan of Mansker Meadows, Section 2, of record in Book 2663, page 15, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, #823, dated April 4, 1989, and known as Job No: 87-042 as follows:

BEGINNING at a point on the southerly margin of Gallatin Road (U.S. 31-E), said point of beginning being the Northeast corner of the Pronto Oil Subdivision of record in Book 4885, page 186, Register's Office for Davidson County, Tennessee, and being the Northwest corner of the herein described tract; thence with the southerly margin of said Gallatin Pike N 83°31'00" E 404.90 feet to an iron pin; thence S 06°29'00" E 16.00 feet to an iron pin; thence N 83°31'00" E 55.10 feet to an iron pin; thence leaving the margin of said Gallatin Pike and severing the said Reserved for Commercial tract S 06°29'00" E 288.87 feet to an iron pin set in the northerly line of Mansker Meadows, Section 2, of record in Book 2663, page 15, Register's Office for Davidson County, Tennessee; thence with the line of said Mansker Meadows S 83°41'13" W 299.30 feet to an iron pin; thence S 67°53'47" W 86.00 feet to an iron pin; thence S 82°40'07" W 77.88 feet to an iron pin the Southeast corner of said Pronto Oil Subdivision; thence with said subdivision N 06°29'02" W 328.29 feet to the point of beginning, containing 3.26 acres, more or less.

Being the same property conveyed to J-E Properties, a Tennessee general partnership, by deed from James Daniel Holder and wife, Barbara L. Holder, dated April 7, 1989, of record in Book 7812, page 409, Register's Office for Davidson County, Tennessee.

On December 3, 2006, J-E Properties, a Tennessee general partnership, merged with, and became known as, Hallmark Madison, LLC, as evidenced by Certificate of Merger of record as Instrument No. 20061207-0151630, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, and being a portion of a tract marked Reserve for Commercial Area on the Plan of Mansker Meadows, Section 2, of record in Book 2663, page 15, Register's Office, Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, #823, dated April 4, 1989, and known as Job No.: 87-042 as follows:

Beginning at a point in the south margin of Gallatin Pike, said point of beginning being the Northeast corner of Tract No. 1 of the Reserve for Commercial Area as shown on the Plan of said Mansker Meadows, Section 2, said point of beginning also being the Northwest corner of the herein described tract; thence with the southerly margin of Gallatin Pike N 83 degrees 31 minutes 00 seconds East, 244.90 feet to an iron pin; thence S 06 degrees 29 minutes 00 seconds East 40

feet to an iron pin; thence N 83 degrees 31 seconds 00 minutes East 30.80 feet to a point; thence with a curve having a radius of 4464.00 feet and a long chord of 287.26 feet, said chord having a bearing of N 85 degrees 21 minutes 38 seconds East a distance along the curve of 287.31 feet to a point in the center of Mansker Creek; thence with the center of Mansker Creek S 19 degrees 49 minutes 59 seconds East 126.93 feet to a point; thence leaving the center of Mansker Creek S 61 degrees 32 minutes 32 seconds West 312.74 feet to an existing concrete monument; thence S 83 degrees 41 minutes 13 seconds West 302.10 feet to a point; thence with the line of said Tract No. 1 and severing the said Commercial Area N 06 degrees 29 minutes 00 seconds West 288.87 feet to the point of beginning, containing 3.16 acres, more or less.

Being the same property conveyed to J-E Properties, a Tennessee general partnership, by deed from SouthTrust Bank of Middle Tennessee, dated July 19, 1993, of record in Book 9027, page 942, Register's Office for Davidson County, Tennessee.

On December 3, 2006, J-E Properties, a Tennessee general partnership, merged with, and became known as, Hallmark Madison, LLC, as evidenced by Certificate of Merger of record as Instrument No. 20061207-0151630, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes and assessments required to be paid in the year 2020 and subsequent years, which have been prorated and assumed by Grantee.

2. Matters shown on the Plan of record in Book 2663, pages 15 and 16, and in Book 4885, page 186, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9971, page 798, Register's Office for Davidson County, Tennessee.

4. Easement for the flow of the water of Mansker Creek and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of Mansker Creek, free from diminution or pollution.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Mansker Creek.

7. Title to that portion of the land lying below the ordinary low water mark of Mansker Creek.

8. Warranty Deed of Flowage Easement of record in Book 2273, page 297, Register's Office for Davidson County, Tennessee.

9. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations as referenced in the Abstract of Lease and contained in the underlying lease from J-E Properties to Richardson Outdoor Advertising, Inc., of record as Instrument No. 20040909-0108926, Register's Office for Davidson County, Tennessee.

10. General Permit to Southern Bell Telephone and Telegraph Company of record in Book 1710, page 563, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH**, 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 DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, **WILLIAM T. SMITH**, 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: 10-17-2023

Notary's Seal:

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY