D Bot 36

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Ortale Kelley (RWS)
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 504799 DEEDWARRSP
10/29/2020 04:11:41 PM 6 pgs
Fees: $33.00 Taxes: $740.00
20201029-0126357

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Oliveri, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	Same Address as New Owner	175-00-0-076.00 (part of)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CATERINA OLIVERI**, a single individual ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **OLIVERI, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest in and to a certain tract or parcel of land lying and being situated in Davidson County, Tennessee as described on **Exhibit A**, which is attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, together with all the appurtenances, and hereditaments thereunto belonging or appertaining, to Grantee, its successors and assigns, forever in fee simple.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant with Grantee and bind herself, her heirs and assigns, to warrant and forever defend the title to the Proprety to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however only to the matters set forth on **Exhibit B** hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be executed as of the 28th day of October, 2020.

GRANTOR:

Caterina Oliveri

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid Caterina Oliveri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennesse as of the 28th day of October, 2020.

Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2020.

Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

Exhibit "A"
Real Property Description
Portion of
Oliveri Property

TRACT "A"

Being a 5.013 more or less Tract of land lying in the 33rd Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Salvatore Oliveri and wife, Caterina Oliveri as evidenced by deed of record in Deed Book 5901 page 339, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated February 11, 2020 Description prepared by Anderson, Delk, Epps & Associates, Mark E. Lowrance, Tennessee R.L.S. No. 1660, and calculations based on the approved Oliveri SP Regulating Plan, SP No. 2018SP-019-001, as approved by the Metropolitan Planning Commission of Nashville & Davidson County, described as follows:

Beginning at a ½" rebar with cap "Northcutt" found on the northerly right-of-way of Murfreesboro Pike (94' right-of-way), said point being the most southwesterly corner of the Edward Meadows Property of record in Deed Book 3458 page 31, Register's Office Davidson County, Tennessee;
Thence with said right-of-way, North 42 Degrees 1 Minutes 17 Seconds West a distance of 144.45 feet to a ½" rebar with cap "Northcutt";
Thence leaving said right-of-way of Murfreesboro Pike, and with the easterly line of the Simeon Baptist Church Property of record in Deed Book 11179 page 716, Register's Office Davidson County, Tennessee, North 25 Degrees 20 Minutes 48 Seconds West a distance of 672.08 feet to a point; Thence leaving the easterly line of said Simeon Baptist Church Property, and with
The southerly line of the property conveyed to Oliveri, LLC as evidenced by deed of record at Instrument No. 20200102-0000492, Register's Office Davidson County, Tennessee, South 42 Degrees 37 Minutes 02 Seconds East a distance of 574.31 feet to a point in the westerly line of Hickory Woods, Section A, of record in Plat Book 6900 page 509, Register's Office Davidson County, Tennessee;
Thence with said Line of Hickory Woods, Section A,
South 30 Degrees 13 Minutes 41 Seconds West a distance of 63.37 feet to a ½" rebar with cap "Northcutt"; Thence continuing, and with the westerly line of Hickory Woods West, of record in Instrument No. 20070130-0012384, Register's Office Davidson County, Tennessee,
South 64 Degrees 10 Minutes 23 Seconds West a distance of 280.58 feet to a ½" rebar with cap "Northcutt" in the northerly line of the Wayne D. Hardwick Property of record in Deed Book 3343 page 279, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said Hardwick Property, and the northerly line of the afore-said Meadows Property, North 47 Degrees 39 Minutes 13 Seconds West a distance of 143.90 feet to a point; Thence with the westerly line of the afore-said Meadows Property, South 41 Degrees 42 Minutes 47 Seconds West a distance of 283.41 feet to the Point of Beginning, containing 218,391 Square Feet or 5.013 Acres, more or less.

TRACT "B"

Included in the above description but expressly excluded from this conveyance is a 0.919 more or less acre parcel of land, being more particularly described as follows:

Starting at a ½" rebar with cap "Northcutt" found on the northerly right-of-way of Murfreesboro Pike, said point being the most southwesterly corner of the Edward Meadows Property of record in Deed Book 3458 page 31, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Meadows Property, North 41 Degrees 42 Minutes 47 Seconds East a distance of 283.41 feet to the **Point of Beginning**;
Thence leaving Meadows' westerly line, and with a new line, the following four calls:
North 48 Degrees 19 Minutes 58 Seconds West a distance of 5.23 feet to a point; Thence North 41 Degrees 40 Minutes 02 Seconds a distance of 127.61 feet to a point;
Thence with a curve to the right having a radius of 270.00 feet through a central angle of 17 Degrees 07 Minutes 23 Seconds, an arc length of 80.69 feet, a chord bearing and distance of North 50 Degrees 13 Minutes 43 Seconds East, 80.39 feet to a point; Thence South 42 Degrees 36 Minutes 27 Seconds East a distance of 217.07 to a point in the westerly line of Hickory Woods West, of record in Instrument No. 20070130-0012384, Register's Office Davidson County, Tennessee; Thence with said westerly line of Hickory Woods West, South 64 Degrees 10 Minutes 23 Seconds West a distance of 215.81 feet to a ½" rebar with cap "Northcutt" found in the northerly line of the Wayne D. Hardwick Property of record in Deed Book 3343 page 279, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said Hardwick Property, and the northerly line of the afore-said Meadows Property, North 47 Degrees 39 Minutes 13 Seconds West a distance of 143.90 feet to the Point of Beginning, containing 40,036 Square Feet or 0.919 Acres, more or less.

Being a portion of the same property conveyed to Salvatore Oliveri and wife, Caterina Oliveri as evidenced by Deed of record in Deed Book 5901 page 339, Register's Office Davidson County, Tennessee. The said Salvatore Oliveri is now deceased, having died on November 18, 2016, leaving Caterina Oliveri as the sole owner as the surviving tenant by the entirety.

Exhibit "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years, a lien, but not yet delinquent.

2. Easement granted to Tennessee Power Company of record in Book 437, page 39, Register's Office for Davidson County, Tennessee.

4. Right of Way Agreement with Nashville Gas Company of record in Book 5913, page 313, Register's Office for Davidson County, Tennessee.

5. Deed of Easement granted to Park Place Ventures, LLC, of record in Book 11491, page 719, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11766, page 995, Register's Office for Davidosn County, Tennessee.

7. Grant of Transmission Line Easement of record in Instrument No. 20020125-0010713, Register's Office for Davidson County, Tennessee.

8. Access, Utilities, and Signage Easement of record in Instrument No. 20200102-0000494, Register's Office for Davidson County, Tennessee.