Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
A & R Masonry, Inc. 959 McCurdy Rd White House, TN 37188	060-04-0-084.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

Karen Johnson Davidson County
Batch# 505697 DEEDWARRSP
10/30/2020 02:41:01 PM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20201030-0127148

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **EMECO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **A & R MASONRY, INC., A TENNESSEE CORPORATION** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Oak Park of record in Plat Book 3842, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FURTHER DESCRIBED AS FOLLOWS:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Pleasant Engineering Company, dated October 24, 1966, as follows:

BEGINNING at a point in the westerly margin of Dickerson Road, said point being South 347.83 feet, more or less, from the center line of Oak Valley Drive, and North 344 feet, more or less, from the center line of Ewing Lane; thence leaving said Road, North 87 deg. 29' West 250 feet to a point; thence N 02 deg. 31' East 208 feet to a point ;thence South 87 deg. 29' East 250 feet to a point in the westerly margin of Dickerson Road; thence with the margin of same southerly 208 feet to the beginning.

Being the same property conveyed to Emeco Properties by Warranty deed from Michael Raymond Danner and wife, Angela W. Danner of record in Instrument No. 20100414-0028095 Register's Office for Davidson County, Tennessee, dated April 12, 2010 and recorded on April 14, 2010.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2021, a lien, but not yet due and payable.
2) Subject to all matters shown on the Plan of record in Plat Book 3842, Page 138, Register's Office for Davidson County, Tennessee.

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $710,000.00

Affiant

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

Notary Public

My Commission Expires: _____

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

This is improved property located at **3112 Dickerson Pike, Goodlettsville, TN 37207**

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession 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, but not otherwise.

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

Emeco Properties, LLC

BY: _____

Victor C. Emery
Authorized Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR C. EMERY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of EMECO PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of October, 2020.

_____

Notary Public

My Commission Expires: _____

(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021