Karen Johnson Davidson County
Batch# 804642 DEEDWARRSP
02/14/2022 09:27:38 AM 4 pgs
Fees: $23.00 Taxes: $2,901.70
20220214-0016485

This instrument prepared by
and Return to:
Perrone & Young
Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027
615-373-6910

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS: **PATTERSON COMPANY, LLC**	SEND TAX BILLS TO: Same as New Owner	MAP PARCEL NUMBERS P/O 182-00-0-015
1645 Westgate Circle		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in had paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RICHARD MCADAMS**, an individual, (the, "***Grantor***"), an individual, has bargained and sold and by these presents does transfer and convey to **PATTERSON COMPANY, LLC**, a Tennessee limited liability company (the "***Grantee***"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference (the "***Property***"):

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

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.

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, assigns and representatives to warrant and forever defend the title and quiet possession to said real estate to said Grantee, its successors and

assigns, against lawful claims of all persons claiming, by through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor, has caused this instrument to be executed by its duly authorized officer on this the 9 day February, 2022.

Richard McAdams by J. Trent Lehman as Attorney in Fact

Richard McAdams by J. Trent Lehman as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Trent Lehman, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Richard McAdams, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Richard McAdams, the within named bargainor by the said J. Trent Lehman, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 9 day of February, 2022.

Notary Public
My Commission Expires: 9/21/25

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$784,242.00**

Affiant

Subscribed and sworn to before me, this the 9 day of February, 2022.

Notary Public
My commission expires: 1-7-23

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lots 39, 40, 41, 54, 55, 56, 59, 70, and 75, as shown on the map entitled Old Hickory Crossing, Phase 2, of record in Plat filed in Instrument Number 20211029-0145246, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to RICHARD MCADAMS, by deed from RANDALL B. SMITH AND COREY W. CRAIG, of record as Instrument No. 20190808-0078849, dated August 6, 2019, said Register's Office.

EXHIBIT "B"
Exceptions

1. General or special taxes and assessments required to be paid for County taxes in the year 2022 and subsequent years.

2. Storm Water Detention Agreement of record as Instrument No. 20060918-0114872, said Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Instrument No. 20211029-0145246, said Register's Office.

4. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20210630-0088694, said Register's Office.