Karen Johnson Davidson County
Batch# 829190 DEEDWARR
03/25/2022 02:32:24 PM 5 pgs
Fees: $28.00 Taxes: $10,915.00
20220325-0034956

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark D
Brentwood, TN 37027; 615 / 373.6910 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Stewarts Ferry Shopping Center, LLC Attention: Pete Patel 140 Dixie Avenue Lebanon TN 37090	Same	096-00-0-057.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $2,950,000.00.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIANT

Sworn to and subscribed before me this 23rd day of March 2022.

NOTARY PUBLIC

My commission expires: 04.10.2022

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Debbie Cameron** and **T2 & L Cameron Properties, LLC**, a Tennessee limited liability company (the "Grantors"), has this day bargained and sold and does hereby transfer and convey unto the said **Stewarts Ferry Shopping Center, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on **Exhibit A** hereto which is incorporated herein by reference..

THIS IS IMPROVED PROPERTY KNOWN AS:

557 Stewarts Ferry Pike, Nashville, Tennessee, 37214

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds themselves, their successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

WITNESS my hand this 23rd day of March 2022.

GRANTORS:

Debbie Cameron

DEBBIE CAMERON

T2 & L CAMERON PROPERTIES, LLC, a Tennessee limited liability company

By: Debbie Cameron

Debbie Cameron, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **Debbie Cameron**, 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 manager of **T2 & L Cameron Properties, LLC**, a Tennessee limited liability company, the within-named bargainor, and that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing her name as manager of the corporation.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 23rd day of March 2022.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PATRICIA R. YOUNG, Notary Public

My commission expires: 04.10.2022

EXHIBIT A

LEGAL DESCRIPTION

BEING a parcel of land lying in Davidson County, Tennessee, being all of the property shown on Phase Two (Lot 1) on the Plan of Revised Stewartwood, of record in Plat Book 6900 Page 369, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an old P.K. nail, a common corner to Bobby Shoffner, as recorded at Instrument No. 20031028-0158760, Register's Office for Davidson County, Tennessee, and in the North margin of Stewarts Ferry Pike.

Thence with the north margin of Stewarts Ferry Pike, North 76 Degrees 39 Minutes 01 Seconds West, 149.03 feet to an iron rod (old) corner to Property Development, Book 7738, Page 140, Register's Office for Davidson County, Tennessee.

Thence with the line of Property Development, North 08 Degrees 29 Minutes 37 Seconds East, 110.25 feet to an old iron rod;

Thence North 81 Degrees 29 Minutes 11 Seconds West, 66.44 feet to an old iron rod;

Thence North 08 Degrees 26 Minutes 01 Seconds East, 50.05 feet to a found chiseled "X" in a concrete sidewalk;

Thence North 81 Degrees 37 Minutes 23 Seconds West, 64.48 feet;

Thence North 58 Degrees 19 Minutes 18 Seconds West, 147.61 feet to the centerline of McCrory Creek, said point being in the East line of Northlake Partners as recorded at Instrument No. 20041006-0120353, Register's Office for Davidson County, Tennessee, passing a new witness nail at 10.00 feet, for the aforementioned corner, and passing an old iron rod 122.61 feet, said monument witnessing the centerline of McCrory Creek at 25.00 feet;

Thence with the centerline of McCrory Creek and the line of Northlake Partners with the following 5 calls;

North 32 Degrees 15 Minutes 42 Seconds East, 189.32 feet;

North 43 Degrees 46 Minutes 21 Seconds East, 172.22 feet;

North 47 Degrees 18 Minutes 11 Seconds East, 180.52 feet;

North 58 Degrees 27 Minutes 00 Seconds East, 61.53 feet;

North 76 Degrees 19 Minutes 50 Seconds East, 85.79 feet, a point in the West line of Hickory Bend Methodist Church Trustees, as recorded in Book 4091, Pager 946, Register's Office for Davidson County, Tennessee;

Thence South 08 Degrees 30 Minutes 57 Seconds West, 757.39 feet, passing an old iron rod witnessing the centerline of said creek at 25.00 feet to the Point of Beginning and containing an area of 185,366 Square Feet, or 4.26 Acres.

All in accordance with a survey dated September 21, 2005 performed by Weatherford and Associates, Paul G. Weatherford, Surveyor, TN R.L.S. #1941.

BEING the same property conveyed to Debbie Cameron and T2 & L Cameron Properties, LLC, a Tennessee limited liability company, by deed from Cameron Properties, a Tennessee general partnership, recorded on February 2, 2016, at Instrument No. 20160202-0010297, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and thereafter, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 369, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants and Easements of record in Book 7444, Page 63 and Book 8659, Pages 284 & 286, in the Register's Office for Davidson County, Tennessee.

4. Grant of Transmission Line Easement of record in Book 1303, Page 30, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4772, Page 720, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Ingress-Egress Easement of record in Book 6813, Page 244, in the Register's Office for Davidson County, Tennessee.

7. Reciprocal Easement Agreement and Restrictive Covenants of record in Book 7444, Page 72, in the Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance for Water Main(s) to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8127, Page 777, in the Register's Office for Davidson County, Tennessee.

9. The rights of upper and lower riparian owners in and to the use of the waters of McCrory Creek located on the premises and the natural and unobstructed flow thereof.