THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 885233 DEEDWARR
07/07/2022 08:58:38 AM 5 pgs
Fees: $28.00 Taxes: $1,739.00
20220707-0078174

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
D-Squared, LLC 305 Williams Avenue Madison, Tennessee 37115	Same	042-12-0-030.00 042-12-0-031.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Thousand and 00/100 Dollars ($470,000.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILSON FAMILY PARTNERSHIP, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto D-SQUARED, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is unimproved property known as 309 Williams Avenue, Madison, Tennessee 37115. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, as of this 30th day of June, 2022.

GRANTOR:

WILLIAMS AVENUE PARTNERSHIP

By: _____
Susan Austin-Crumpton, General Partner

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, Robert Edwards, a Notary Public of said County and State, personally appeared Susan Austin-Crumpton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be General Partner (or other officer authorized to execute the instrument) of WILLIAMS AVENUE PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that she as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27 day of June, 2022.

_____
Notary Public

ROBERT EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 4/10/2023

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Four Hundred Seventy Thousand and 00/100 Dollars ($470,000.00).

AFFIANT

Sworn to and subscribed before me, this 30th day of June, 2022.

Notary Public

My Commission Expires: 9/25/2024

NANETTE HOOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2024

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being the northerly parts of Lot Nos. 1, 2, 3 and 4 on the Map of M. N. Young's Subdivision of Lot No. 5 of the Gee Lands, as of record in Plat Book 974, page 5, Register's Office for said County.

SAID parts of Lot Nos. 1, 2, 3 and 4 front together 636 feet on the southerly side of Williams Avenue and run back from the center of said Avenue 428.3 feet on the westerly line and 418.2 feet on the easterly line with the westerly margin of the right-of-way of the L. & N. R. R., to the northerly line of the property conveyed to Davidson County Board of Education by deed from Herman S. Sircy and wife, of record in Book 2641, page 423, said Register's Office, measuring 605.8 feet, more or less, on said rear line.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE is all the property conveyed by WILLIAMS AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, to D-SQUARED, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed of record in Book 11696, page 965, dated October 7, 1999, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to JOSEPH WILLIAM CRUMPTON AND WIFE, DOROTHY A. CRUMPTON, by deed from HORACE C. PRATT AND WIFE, VIRGINIA R. PRATT, of record in Book 5346, page 849, dated December 11, 1977, said Register's Office.

FURTHER BEING a portion of the same property conveyed to SUSAN AUSTIN-CRUMPTON, SANDRA ROBINSON, and KATHLEEN FOWLER, by Executor's Deed from SUSAN AUSTIN-CRUMPTON, SANDRA ROBINSON, and KATHLEEN FOWLER, Co-Exuctrixes of the Estate of Dorothy A. Crumpton, of record in Book 10966, page 608, dated June 1, 1998, said Register's Office.

FURTHER BEING a portion of the same property conveyed to WILLIAMS AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from SUSAN AUSTIN-CRUMPTON, SANDRA ROBINSON, and KATHLEEN FOWLER, of record in Book 10966, page 611, dated June 1, 1998, said Register's Office.

FURTHER BEING the same property conveyed to WILLIAMS AVENUE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from WILLIAMS AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 199912290308442, dated December 31, 1999, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

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

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property

4. Matters shown on the Plan of record in Book 974, page 5, said Register's Office.

5. Easement(s) of record in Instrument No. 20210723-0099354, said Register's Office.

6. Sanitary Sewer Easement of record in Book 5185, page 225, said Register's Office.

7. Easement for the flow of the water of the creek and the rights of the public therein.

8. Rights of upper and lower riparian owners to the flow of the water of the creek, free from diminution or pollution.

9. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the creek.

10. Title to that portion of the land lying below the ordinary low water mark of the creek.

11. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.