Karen Johnson Davidson County
Batch# 889992 DEEDWARRSP
07/18/2022 08:51:30 AM 7 pgs
Fees: $38.00 Taxes: $14,800.00
20220718-0081749

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
GWS Tool, LLC 595 County Road 448, Tavares, Florida 32778	106-05-0-151.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBM), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 which are hereby acknowledged, Nancy Peterson Hearn (formerly known as Nancy S. Peterson), an individual resident of the state of Tennessee, The Peterson Family Trust and Peterson Enterprises Partnership, a Tennessee general partnership and successor by merger to Peterson Enterprises, L.P. (collectively, "Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to GWS Tool, LLC, a Florida limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, 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 those exceptions listed on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). This is improved property located 739 Fesslers Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

[signature pages to follow]

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.

Nancy Peterson Hearn
Affiant

Subscribed and Sworn to before me this 12 day of July, 2022.

JOESOM W. GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2, 2024

Joesom W. Gibbs
Notary Public
My Commission Expires: 9/2/2024

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 12 day of July, 2022.

GRANTOR:

Nancy Peterson Hearn

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Joseph W Gibbs the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nancy Peterson Hearn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this the 12 day of July, 2022.

Notary Public

My Commission Expires: 9/2/2024

JOESPH W. GIBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 2, 2024

GRANTOR:

THE PETERSON FAMILY TRUST

By: Diane P. Edwards
Name: Diane P. Edwards
Title: Authorized Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Joseph W. Gibbs, of the state and county aforesaid, personally appeared Diane P. Edwards, 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 Authorized Trustee of The Peterson Family Trust, the within named bargainor, and that she as such Authorized Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by herself as Authorized Trustee.

WITNESS my hand and seal, at office in Nashville Tennessee, this 12 day of July, 2022.

JOESPH W. GIBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 2, 2024

Joseph W Gibbs
Notary Public
My Commission Expires: 9/2/2024

GRANTOR:

PETERSON ENTERPRISES
PARTNERSHIP

By: Nancy Peterson Hearn
Name: Nancy Peterson Hearn
Title: Managing General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Joseph W Gibbs, of the state and county aforesaid, personally appeared Nancy Peterson Hearn, 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 Managing General Partner of Peterson Enterprises Partnership, the within named bargainor, a Tennessee general partnership, and that she as such Managing General Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by herself as Managing General Partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12 day of July, 2022.

JOESPH W. GIBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2, 2024

Joseph W Gibbs
Notary Public
My Commission Expires: 9/2/2024

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revised City View Park, Section 8 of record in Plat Book 8250, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nancy S. Peterson, Trustee by Warranty Deed from Third National Bank in Nashville, of record in Book 5725, Page 718, Register's Office for Davidson County, Tennessee, dated March 26, 1981 and recorded on March 26, 1981.

Being the same property conveyed to Nancy Peterson by Quitclaim Deed from Nancy S. Peterson, Trustee, of record in Book 5811, Page 707, Register's Office for Davidson County, Tennessee, dated October 27, 1981 and recorded on October 27, 1981.

Being the same property conveyed to John L. Peterson, Jr., Christine P. Mitchell, Diane P. Edwards, Mary Angela P. Graham, Linda P. Benson, and Gretchen P. Herbert, Co-Trustees of the Peterson Family Trust by Warranty Deed from Roger Wesley Costa and wife, Carole Costa, and Jeffery Wayne Swink and wife, Esther Swink of record in Book 7408, Page 493, Register's Office for Davidson County, Tennessee, dated November 20, 1987 and recorded on November 20, 1987.

Being the same property conveyed to Peterson Family Trust, John L. Peterson, Jr., Christine P. Mitchell, Diane P. Edwards, Mary Angela P. Graham, Linda P. Benson, and Gretchen P. Herbert, Co-Trustees by Warranty Deed from Tennessee Real Estate Company, a Tennessee corporation, of record in Book 7603, Page 767, Register's Office for Davidson County, Tennessee, dated June 14, 1988 and recorded on July 19, 1988.

Being a portion of the same property conveyed to Peterson Enterprises, L.P. whose general partner is Nancy S. Peterson by Warranty Deed from William D. Castleman, Co-Executor, and Helen Crain, Co-Executrix of the Estate of James E. Richmond, Jr., deceased of record in Book 8001, Page 884, Register's Office for Davidson County, Tennessee, dated December 04, 1989 and recorded on December 08, 1989.

EXHIBIT B

Permitted Exceptions

1) Real property taxes for the year 2022, a lien not yet due and payable.

2) All matters shown on the Plats of record in Plat Book 8250, Page 127 and in Plat Book 6050, Page 74, both in the Register's Office for Davidson County, Tennessee.

3) Reservation and Restriction set out in Deed of record in Book 5725, Page 718, Register's Office for Davidson County, Tennessee.

4) Right of Way Agreement to Nashville Gas Co. of record in Book 6928, Page 972, Register's Office for Davidson County, Tennessee.

5) Boundary Agreement of record in Book 8010, Page 417, Register's Office for Davidson County, Tennessee.

6) Grant of Pole Anchor Easement of record in Instrument No. 20171129-0121636, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, _____James A. Lyons_____, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on ____July 12, 2022_____ (date of document).

Affiant Signature

_____July 14, 2022_____
Date

State of Indiana

County of Hamilton

Sworn to and subscribed before me this 14th day of July , 2022.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL



