Karen Johnson Davidson County
Batch# 955269 DEEDWARRSP
12/27/2022 11:18:30 AM 7 pgs
Fees: $38.00 Taxes: $3,108.00
20221227-0132606

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, P.C.
Capitol View Building
500 11th Ave N, Ste 600
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kanyon Cashion	New Owner	148.07.182
P.O. Box 4045 Brentwood, TN 37027	Same address	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **H & T Associates LLC**, a Tennessee limited liability ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **KANYON CASHION** ("Grantee"), certain real estate located in Davidson County, Tennessee as follows:

Lot No. 3 on the Plan of Amended & Final Section Two, Antioch Commercial PUD of record in Book 6250, page 245 RODCT.

Included in the above description but specifically excluded therefore is that portion of said property conveyed to the Metropolitan Government of Nashville Davidson County, TN by deed of record in Book 8308, page 854 said Register's Office.

Being Tract 2 on the Deed to the Grantor of record as Instrument No. 20160331-0030741 RODCT.

Please Record and Return To
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $840,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 22 *day of December, 2022.*

Notary Public B Huntsman

My commission expires:
9/27/26

(Affix

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

This is improved property, known as 1672 Antioch Pike, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular appurtenances, estate, title and interest of the Grantor of GRANTEE forever in FEE SIMPLE.

AND GRANTOR covenants and warrants unto GRANTEE that GRANTOR is lawfully seized and possessed of the entire fee simple estate in and to said land; that said land is free and clear of all liens, encumbrances, except as disclosed on **Exhibit "A"** (the "Permitted Exceptions"); that GRANTOR has the lawful right and power to convey same to GRANTEE; and that GRANTOR will warrant and forever defend the right and title to said land unto GRANTEE, GRANTEE's successors and/or assigns, against the claims of all persons claiming by, through or under the Grantor but not further or otherwise.

(Signatures begin on Following Page)

Witness our hands this 14th day of December, 2022.

Grantor:

H & T Associates LLC, a Tennessee limited Partnership

L & E Investments, LLC, Managing Member

By: _____
R. Edward Hutton, Jr.
Its: President / Chief Manager

T-Squared Partnership, Managing Member

By: Waymon R. Tipton Revocable Trust dated June 1, 1990, Partner

By: _____, TRUSTEE
Waymon Tipton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **R. Edward Hutton, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of **L & E Investments LLC** the within named bargainor, a Tennessee limited liability company, and that he as Managing Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Managing Member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of December, 2022.

_____
Notary Public

My Commission Expires: _____

ERICA GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Waymon Tipton, Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Waymon R. Tipton Revocable Trust dated June 1, 1990, a Partner of T-Squared Partnership, Managing Member of the within named bargainor, a Tennessee partnership, and that he as Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as such Trustee of the Partners of the Managing Member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of December, 2022.

Notary Public

My Commission Expires:

ERICA GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Exhibit "B"
Exceptions to Title

1. Taxes for 2022 which have been prorated between Grantor and Grantee.

2. Matters shown on the Plan of record in Book 6250, Page 245, said Register's Office.

3. Easements for the construction, maintenance and operations of a system of sewerage of record in Book 3404, Page 519, said Register's Office.

4. Easement for the purpose of an access road and a 20' sewer line easement of record in Book 3615, Page 194, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5211, Page 369, said Register's Office.

6. Maintenance Agreement of record in Book 6450, Page 100, said Register's Office.

7. Common Access Easement of record in Book 8308, Page 854, said Register's Office

8. Easement for the flow of the water of Mill Creek and the rights of the public therein.

9. Rights of upper and lower riparian owners to the flow of the water of Mill Creek, free from diminution or pollution.

10. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Mill Creek.

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 9700, Page 863, said Register's Office.

3. Transmission Line Easement of record in Book 1163, Page 305, Instrument No. 200011300-117297 and 20001208-0121069 said Register's Office.

4. Matters contained in a Deed of record in Book 7753, page 209 said Register's Office.

5. Terms and provisions in Declaration of Abandonment in Instrument No. 200012080121069 said Register's Office.

6. Application for Greenbelt Assessment of record in Instrument No. 20151208-01323505, said Register's Office.

Certificate of Authenticity

I, **Brenda Huntsman**, 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 12/22/22.

Date

Brenda Huntsman

Affiant Signature

12/27/22

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of December, 2022.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

