Karen Johnson Davidson County
Batch# 986962 DEEDWARRSP
03/31/2023 10:02:30 AM 5 pgs
Fees: $28.00 Taxes: $3,163.50
20230331-0023356

This instrument prepared by
and Return to:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

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 182-00-00-013.4 P/O 182-00-0-015.00
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 D. 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 30th day March, 2023

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 D. 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 D. 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 30 day of March, 2023.

Notary Public
My Commission Expires: 1/28/2024

WHITNEY LEHMAN
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 **$855,000.00.**

Affiant

Subscribed and sworn to before me, this the 30 day of March, 2023.

Notary Public
My commission expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being all of Lot No(s) 87, 88, 89, 90, 91, 99, 100, 101, and 102 Old Hickory Crossing Phase 3 as shown on Cluster Lot Subdivision Final Plat Old Hickory Crossing Phase 3 Lots 1-13 and 83-108 of record in Instrument No. 20220824-0095741, Register's Office for Davidson County, Tennessee, reference here made for a more complete description thereof.

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 2023 and subsequent years for a portion of Map/Parcel 182-00-0-013.04 and 182-00-0-015.00.

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

3. Subject to all matters appearing on the Plan of record in Instrument #20210628-0087595 (Phase 1), Instrument #20211029-0145246 (Phase 2), and Instrument #20220824-0095741 (Phase 3) said Register's Office.

4. Charter of record in Instrument #20210630-0088693, said Register's Office

5. Subject to all matters as shown on an unrecorded boundary survey by Martin Engineering & Surveying, Allen B. O'Leary, TN No. RLS 1987 dated December 8, 2004 as described in deed of record in instrument #20041220-0151094 in the official records of Davidson County Recording Office

6. Declarations of record in Instrument #20210630-0088694, said Register's Office but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

I, Whitney Lehman, 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 3/30/23 (date of document).

Affiant Signature

3/30/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY