

MEMORANDUM

September 7, 2021

TO: Durnil Realtors-Auctioneers, Inc.
d/b/a Tranzon Asset Advisors
1108-A North Dixie Avenue
Elizabethtown, KY 42701

FROM: Attorneys Title Company, Inc.

RE: Memorandum of Title Information

As requested, we have caused to be made an examination of the title to that improved property described on Exhibit A, attached hereto and incorporated herein by this reference, and known as Tract I: 0 Old Hickory Boulevard, Tract II: 12610 Old Hickory Boulevard and Tract III: 12622 Old Hickory Boulevard, all in Antioch, Davidson County, Tennessee (hereinafter referred to as the "Property"). Please note that the following statement of facts is being provided for informational purposes only, and should not be construed to be an opinion of title. The search reveals the following as of September 3, 2021 at 8:00 A.M.:

1. Title to the subject properties are vested in:

Tract I: William B. Spaulding by Warranty Deed dated April 17, 2012 from Randall Eugene Yeargin a/k/a Randy Yeargin, of record in Instrument No. 20120420-0033899, Register's Office for Davidson County, Tennessee;

Tract II: Billy Spaulding, a single person by Warranty Deed dated August 19, 1977 from Clifton Meacham and wife, Katherine W. Meacham, of record in Book 5186, page 869, as re-recorded in Book 5281, page 746, RODC, TN;

Tract III: William D. Yeargin, Jr. and wife, Paula J. Yeargin by Warranty Deed dated April 8, 1976 from Lytle C. Jackson and wife, Hazel Jackson, of record in Book 5014, page 290, RODC, TN.

2. The search reveals the following:

Tract I: 0 Old Hickory Boulevard

- (a) 2021 Davidson County Real Property Taxes, a lien not yet due and payable. 2020 Davidson County Real Property Taxes: \$2,325.78 paid November 19, 2020. Map/Parcel 175-00-0-130.00. Unimproved Property. No delinquent taxes. Listed to William B. Spaulding. .
- (b) All Matters as shown on the Plan of record in Plat Book 5050, page 84, Register's Office for Davidson County, Tennessee.
- (c) Clearance Permit to Southern Bell and Telegraph Company, of record in Book 1074, page 621, Register's Office for Davidson County, Tennessee.

- (d) Codes Letters regarding sewage soil absorption system, of record in Book 5151, page 965 and in Book 5276, page 356, Register's Office for Davidson County, Tennessee.
- (e) Subject to the flow of any creeks or streams across said property.
- (f) Clearing, Maintenance and Access Easement Agreement, of record in Instrument No. 20200228-0022567, Register's Office for Davidson County, Tennessee.

Tract II: 12610 Old Hickory Boulevard

- (a) 2021 Davidson County Real Property Taxes, a lien not yet due and payable. 2020 Davidson County Real Property Taxes: \$6,528.84 paid on November 19, 2020. Map/Parcel 175-00-0-129.00. (Tract 1, 4.69 acres). Improved Property. No Delinquent Taxes. Listed to Billy Spaulding.
- (b) All Matters as shown on the Plan of record in Plat Book 5050, page 84, Register's Office for Davidson County, Tennessee.
- (c) Clearance Permit to Southern Bell and Telegraph Company, of record in Book 1074, page 621, Register's Office for Davidson County, Tennessee.
- (d) Codes Letters regarding sewage soil absorption system, of record in Book 5301, page 34 and in Book 5151, page 965, Register's Office for Davidson County, Tennessee.
- (e) Metro Codes Letter for electrical service for a detached structure, of record in Book 9728, page 663, Register's Office for Davidson County, Tennessee.
- (f) Subject to the flow of any creek or stream across said property.

Tract III: 12622 Old Hickory Boulevard

- (a) 2021 Davidson County Real Property Taxes, a lien not yet due and payable. 2020 Davidson County Real Property Taxes: \$2,032.42 paid on November 30, 2020. Map/Parcel 175-00-0-012.00 (3 acres). Improved Property. No Delinquent Taxes. Listed to William D. Yeargin, Jr.
- (b) Subject to the right-of-way of Old Hickory Boulevard.
- (c) Clearance permit to Southern Bell and Telegraph Company, of record in Book 1074, page 621, Register's Office of Davidson County, Tennessee.
- (d) Subject to the flow of any creek or stream across said property.

This Memorandum of Title Information is provided only for the benefit of Durnil Realtors-Auctioneers, Inc., a Kentucky Corporation d/b/a Tranzon Asset Advisors and may not be relied upon by other parties without the prior written consent of Attorneys Title Company, Inc.

This Memorandum is for informational purposes only and may not be relied upon as a title opinion or insurance of title.

Attorneys Title Company, Inc. ("ATC") has been compensated for preparation and delivery of this Memorandum. ATC's liability for the information contained herein shall be limited to the amount of compensation received by ATC for preparation and delivery of this Memorandum.

Exhibit A
Legal Description

Tract I:

0 Old Hickory Boulevard

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 2 of Clifton Acres, of record in Book 5050, page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William B. Spaulding by Warranty Deed dated April 17, 2012 from Randall Eugene Yeargin a/k/a Randy Yeargin, of record in Instrument No. 20120420-0033899, Register's Office for Davidson County, Tennessee.

Tract II:

12610 Old Hickory Boulevard

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 1 of Clifton Acres, of record in Book 5050, page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Billy Spaulding, a single person by Warranty Deed dated August 19, 1977 from Clifton Meacham and wife, Katherine W. Meacham, of record in Book 5186, page 869, and re-recorded in Book 5281, page 746, Register's Office for Davidson County, Tennessee.

Tract III:

12622 Old Hickory Boulevard

Land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center line of Old Hickory Boulevard, the Southeast corner of tract conveyed to C. W. Mitchell and wife, Lelia Harlan Mitchell by J. E. Nance, Jr. and wife, Hilda Baker Nance, by Deed of record in Book 1235, page 79, Register's Office for Davidson County, Tennessee; running thence North 72 degrees 40' West 185.72 feet to a point in the center of said Old Hickory Boulevard; thence North 17 degrees 20' East 606.6 feet to a stake in the northeastern boundary line of said tract conveyed by J. E. Nance, Jr. and wife, as aforesaid; thence South 52 degrees 45' East 157.2 feet to a post; thence South 57 degrees 35' East 150 feet to a post and rock, the northeast corner of said tract; thence South 29 degrees 5' West 525 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to William D. Yeargin, Jr. and wife, Paula J. Yeargin by Warranty Deed dated April 8, 1976 from Lytle C. Jackson and wife, Hazel Jackson, of record in Book 5014, page 290, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
239391

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

WARRANTY DEED

For and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, RANDALL EUGENE YEARGIN A/K/A RANDY YEARGIN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM B. SPAULDING, hereinafter called the Grantee, his heirs and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 2 of Clifton Acres, as of record in Book 5050, Page 84, in the Register's Office for Davidson County, Tennessee, to which reference is made hereto and incorporated herein by reference.

This being unimproved commercial property is also known as Tract No. 2, Clifton Acres, Antioch, Davidson County, Tennessee.

Being the same property conveyed to Randy Yeargin by Warranty Deed dated August 19, 1977, of record in Book 5186, Page 877, Register's Office for Davidson County, Tennessee. See also Deed at Book 9248, Page 568, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County

Trans: T20120028923 DEEDWARR

Recvd: 04/20/12 10:28 2 pgs

Fees:13.00 Taxes:740.00



20120420-0033899

IN WITNESS WHEREOF, the Grantors have executed this instrument this 17th day of April, 2012.

Randall Eugene Yeargin
Randall Eugene Yeargin a/k/a Randy Yeargin

Randy Yeargin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Eugene Yeargin a/k/a Randy Yeargin, the bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of April, 2012.



Notary Public
My Commission Expires: 2/24/13

The actual consideration or value, whichever is greater, for this transfer is \$200,000.00.

William B. Spaulding
Affiant

Subscribed and sworn to before me this
17th day of April, 2012.



Notary Public
My Commission Expires: 2/24/13

BOARD OF HEALTH

T. CECIL WRAY

Chairman

WILLIAM J. FAIMON

Vice-Chairman

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FRANK H. LUTON, M.D.

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Metropolitan Government of Nashville and Davidson County

J.M. BISTOWISH, M.D.

DIRECTOR OF HEALTH

BUREAU OF ENVIRONMENTAL CONTROL

George L. Hansel, Director

METROPOLITAN HEALTH DEPARTMENT

311-23rd AVENUE, NORTH

NASHVILLE, TENNESSEE 37203

(615) 327-9313



Mr. Clifton L. Meacham

(Name)

Old Hickory Boulevard

(Property Location)

175

(Property Map)

P/O 11

(Parcel)

4.64 +

(Acres)

Re: Proposed Subdivision & Residence

Mr. T. Cecil Wray, Chairman
Metropolitan Board of Health
Metropolitan Health Department
311-23rd Avenue, North
Nashville, Tennessee 37203

MAY 26 1977

MISC

B* 4.00 * 4.00

Dear Mr. Wray:

As evidenced by my signature below, I, Clifton L. Meacham, as owner of the above referenced property, understand that, based upon information from authoritative sources in the files of the Metropolitan Health Department, a determination has been made by Health Department officials that the soil on the above referenced property is unsuitable for proper functioning of a sewage soil absorption system. I further understand and agree that, because the installation of a sewage soil absorption system on this property would be in violation of current regulations, Metropolitan Health Department representatives cannot recommend the installation of such a system. However, the Metropolitan Board of Health has agreed to permit me to install such a system provided that I understand and agree that I, as owner of the above referenced property, assume all risks of failure involved in the performance and maintenance of such soil absorption system, and accept full responsibility for preventing this system from becoming a health hazard. Since Health Department representatives cannot recommend the installation, I understand that it is my responsibility in consultation with my plumber to select the location for this installation. I agree, however, that the installation itself will be in accordance with all Metropolitan Codes and Regulations, and such installation will be made without blasting. I will install the minimum of 360 square feet of drain field for each bedroom, and install the system in two separate fields served by a switch box as required by the Regulations. I further agree that, should public sewer become available, I will promptly connect my house to the sewer at the first indication of failure of the absorption system.

Sworn to and subscribed before me this 26 day
of May, 1977.

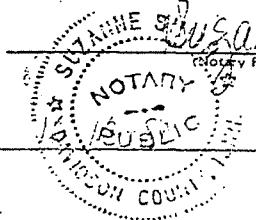
Clifton L. Meacham

(Signature)

May 26, 1977

E. 0.5834

IDENTIF. REFERENCE ↑

MAY 26 2 29 PM '77
NOTARY PUBLIC
SUSANNE WITTE
DAVIDSON COUNTY, TENN.My commission expires 10/02/197710-002
(4/77)

BOARD OF HEALTH

T. CECIL WRAY
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WILLIAM J. FAIMON
Vice-Chairman

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Secretary
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Member

Metropolitan Government of Nashville and Davidson County

J.M. BISTOWISH, M.D.
DIRECTOR OF HEALTH
BUREAU OF ENVIRONMENTAL CONTROL
George L. Hansei, Director

METROPOLITAN HEALTH DEPARTMENT
311-23rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37203
(615) 327-9313



NOT TRANSFERABLE

Mr. Billy Spaulding

(Name)

Old Hickory Boulevard

(Property Location)

175 130 4.64

(Property Map) (Parcel)

(Acres)

Re: Proposed Single-Family Residence

Mr. T. Cecil Wray, Chairman
Metropolitan Board of Health
Metropolitan Health Department
311-23rd Avenue, North
Nashville, Tennessee 37203

Dear Mr. Wray:

APR 21st MISC

8* 4.00 * 4.00

As evidenced by my signature below, I, Billy Spaulding, as owner of the above referenced property, understand that, based upon information from authoritative sources in the files of the Metropolitan Health Department, a determination has been made by Health Department officials that the soil on the above referenced property is unsuitable for proper functioning of a sewage soil absorption system. I further understand and agree that, because the installation of a sewage soil absorption system on this property would be in violation of current regulations, Metropolitan Health Department representatives cannot recommend the installation of such a system. However, the Metropolitan Board of Health has agreed to permit me to install such a system provided that I understand and agree that I, as owner of the above referenced property, assume all risks of failure involved in the performance and maintenance of such soil absorption system, and accept full responsibility for preventing this system from becoming a health hazard. Since Health Department representatives cannot recommend the installation, I understand that it is my responsibility in consultation with my plumber to select the location for this installation. I agree, however, that the installation itself will be in accordance with all Metropolitan Codes and Regulations, and such installation will be made without blasting. I will install the minimum of 360 square feet of drain field for each bedroom, and install the system in two separate fields served by a switch box as required by the Regulations. I further agree that, should public sewer become available, I will promptly connect my house to the sewer at the first indication of failure of the absorption system.

Sworn to and subscribed before me this 21 day
of April, 19 78.

Billy Spaulding
FEE PAID
(Signature)
APR 21st 1978
4-21-78
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
REGISTERED
REFERENCE

E. 6. I. 1. 8. 4.

M. Rebecca Sanders
(Notary Public)

5/30/79



IF THIS AGREEMENT LETTER IS NOT PROCESSED, THE APPROVAL BY
THE METROPOLITAN BOARD OF HEALTH EXPIRES APRIL 12, 1980.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

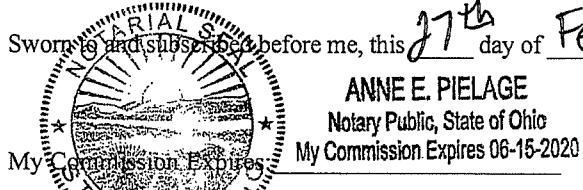
Karen Johnson Davidson County
Batch# 365048 ESM
02/28/2020 02:43:30 PM 14 pgs
Fees: \$72.00 Taxes: \$0.00
20200228-0022567

This is a jurat certificate; an oath or affirmation was administered to the signer with regard
STATE OF Ohio) to this notarial act.
COUNTY OF Hamilton)

The actual consideration for this transfer is \$10.00.

Leigh S. Koth
Affiant

Sworn to and subscribed before me, this 27th day of February, 2020.
ANNE E. PIELAGE
Notary Public, State of Ohio
My Commission Expires 06-15-2020
Notary Public



CLEARING, MAINTENANCE AND ACCESS EASEMENT AGREEMENT

THIS CLEARING, MAINTENANCE AND ACCESS EASEMENT AGREEMENT (this "Agreement") is made effective as of February 18, 2020, by and between William B. Spaulding (the "Spaulding Property Owner") and Old Hickory Industrial I, LLC ("OH I Property Owner") under the following circumstances:

- A. Spaulding Property Owner is the owner of that certain parcel of real property containing approximately 4.69 acres located along Old Hickory Boulevard, Antioch, Davidson County, Tennessee, known as Tax Parcel 175-00-0-130.00 (the "Spaulding Property"). The Spaulding Property is legally described on Exhibit A attached hereto and incorporated herein.
- B. OH I Property Owner is the owner of certain real property located to the south of the Spaulding Property located at 12605 Old Hickory Boulevard, Antioch, Davidson County, Tennessee, Tax Parcel 175-00-0-039.00 (the "OH I Property"). The OH I Property is legally described on Exhibit B attached hereto and incorporated herein.
- C. The OH I Property is currently under development and requires for its municipal approvals an improved "sight line" for vehicular traffic heading southwest on Old Hickory Boulevard toward the planned new entrance for the OH I Property. In order to create the necessary sight line, as such is generally depicted on Exhibit C attached hereto and incorporated herein (the "Sight Line"), OH I Property Owner desires to clear an area of the Spaulding Property from all trees, brush and vegetation that may interfere with such Sight Line.

- D. The OH I Property and the Spaulding Property may be collectively referred to herein as the "Property."
- E. Spaulding Property Owner desires to reserve and declare for the perpetual benefit of the OH I Property an appurtenant clearance, maintenance and access easement allowing OH I Property Owner to clear and maintain an approximately 0.17 acre area of the Spaulding Property per the terms of this Agreement.
- F. The parties hereto desire to set forth other agreements and obligations as set forth herein.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, and for the purposes of improving the road safety for the Property and enhancing and protecting the value, desirability and attractiveness of the Property, Spaulding Property Owner and OH I Property Owner hereby agree as follows:

1. **DEFINITIONS.** As used in this Agreement, unless the context otherwise requires, the following words shall mean respectively:

- (a) **"Owner"** means each of the Spaulding Property Owner, the OH I Property Owner, and any successor thereto.
- (b) **"Spaulding Property Owner"** means with respect to any portion of the Spaulding Property, the Owner(s) of record from time to time, whether one or more persons or entities, of an interest in fee simple, reversion, remainder or leasehold estate of 50 years or more. Such term shall include land contract vendees except for those having an interest solely as security for the performance of an obligation.
- (c) **"OH I Property Owner"** means with respect to any portion of the OH I Property, the Owner(s) of record from time to time, whether one or more persons or entities, of an interest in fee simple, reversion, remainder or leasehold estate of 50 years or more. Such term shall include land contract vendees except for those having an interest solely as security for the performance of an obligation.

2. **Clearance and Maintenance Easement.** Spaulding Property Owner hereby declares and reserves, for the benefit of OH I Property and the OH I Property Owner, and its successors and assigns, a perpetual, exclusive, irrevocable and appurtenant easement upon those portions of Spaulding Property identified as the "Clearing, Maintenance and Access Easement Area" on Exhibit C attached hereto and incorporated herein (the "Easement Area") to clear the Easement Area of trees, brush and other vegetation that may interfere with the required Sight Line, to grind any remaining stumps to grade, and to mulch or otherwise finish the Easement Area (the "Initial Work"). After the Initial Work is complete, OH I Property Owner shall maintain the Easement Area in a clean and safe manner in accordance with the Property Standards Division of the Metro Codes Department (the "Ongoing Maintenance").

3. Right of Ingress and Egress. The rights hereby granted and conveyed shall include a right of ingress and egress over and across the Easement Area and the right, during the Initial Work and Ongoing Maintenance, to enter upon those portions of the Spaulding Property adjacent to the Easement Area as may be reasonably necessary to perform such Initial Work or Ongoing Maintenance of the Easement Area; provided, however, OH I Property Owner will give reasonable advance notice and will use reasonable efforts to minimize interruption of and inconvenience to the occupants of the Spaulding Property in the exercise of its rights of ingress and egress.

4. Covenant Not To Interfere or Hinder Visibility. Spaulding Property Owner agrees to refrain from planting any trees or vegetation or constructing any structure, building or sign, that would impede or interfere with the required Sight Line or with OH I Property Owner's access to the Easement Area, or otherwise hinder the Initial Work or Ongoing Maintenance of the Easement Area or the visibility through the required Sight Line for vehicular traffic traversing those portions of public roadways adjacent to the Property. Spaulding Property Owner further agrees not to grant to any third party the right to take any of the foregoing prohibited actions.

5. Construction in the Easement Area. OH I Property Owner shall be responsible for obtaining all necessary permits and approvals for the Initial Work and the Ongoing Maintenance in the Easement Area, as such may be required. Spaulding Property Owner hereby agrees to cooperate as necessary for OH I Property Owner to obtain the necessary permits and approvals.

6. Maintenance of the Easement Area; Utilities. OH I Property Owner shall be responsible, at its sole cost and expense, for maintenance of the Easement Area in a clean and safe condition, including without limitation any necessary clearing, mulching, lawn maintenance or other activity required to maintain the Easement Area in compliance with all required permits or approvals relating to the Initial Work and Ongoing Maintenance.

7. Damage to the Easement Area. Notwithstanding OH I Property Owner's obligation to pay all the costs associated with the Initial Work and Ongoing Maintenance of the Easement Area as set forth in this Agreement, any Owner causing damage (including damage caused by that party's agents, employees, contractors, tenants or invitees) to the Easement Area shall be solely responsible for the costs and expenses of repairing such damage.

8. Liability; Indemnification. Each Owner shall indemnify and hold each other Owner harmless from and against any and all damages, liability, actions, claims, and expenses (including reasonable attorneys' fees) actually incurred in connection with the loss of life, personal injury and/or damage to property arising from or occasioned wholly or in part by any negligence or willful act or omission of such Owner, its tenants, invitees, customers, contractors, licensees, employees, agents, or anyone else claiming through them, in connection with the Easement Area.

9. Insurance. Throughout the term of this Agreement, OH I Property Owner shall procure and maintain commercial general liability insurance against claims for personal injury, death, or property damage occurring upon its respective portion of the Spaulding Property or upon the Spaulding Property Owner's portion of the Spaulding Property as a result of the use of the easements and rights under this Agreement by OH I Property Owner, its tenants, invitees, customers, contractors, licensees, employees, mortgagees, heirs, successors and/or assigns, with single limit coverage of not less than an aggregate of Two Million Dollars (\$2,000,000.00) including umbrella coverage, if any. OH I Property Owner shall procure and maintain the following additional insurance coverage: Business Automobile Liability \$2,000,000.00, Statutory Workers Compensation, and Employers Liability \$1,000,000.00, with waiver of subrogation provided with respect to the Workers Compensation policy. This insurance is to insure against potential liability for losses or damages that might occur on or to the Spaulding Property or to the Spaulding Property Owner, arising out of the use of the easements created in this Agreement. Such insurance may be carried by any tenant of OH I Property Owner. Each policy shall be written by a reputable and financially sound insurance company duly licensed and admitted in the State of Tennessee.

10. Waiver of Subrogation. Notwithstanding anything contained in this Agreement to the contrary, each of Spaulding Property Owner and OH I Property Owner hereby waives any and all liability or responsibility to the other Owner or anyone claiming through or under them by way of subrogation or otherwise for any loss or damage to property covered by any insurance, even if such loss or other casualty shall have been caused by the fault or negligence of the other Owner, or anyone for whom such Owner may be responsible; provided, however, this release shall be applicable in force and effect only to the extent of and with respect to any loss or damage occurring during such time as the policy or policies of insurance covering said loss shall contain a clause or endorsement to the effect that this release shall not adversely affect or impair said insurance or prejudice the right of the insured to recover thereunder.

11. Owners' Association. In the event that an Owners' Association is established for either the Spaulding Property or the OH I Property, the Owner of such may convey all of its rights and obligations hereunder to such Association. The Owner transferring its rights shall provide notice of any such conveyance to the other Owner(s).

12. Notices. All notices, demands, consents, statements, requests or other communications hereunder, or required by law, shall be in writing, and shall be deemed properly delivered when and if (a) personally delivered, (b) delivered by same-day or overnight private courier service which in the ordinary course of its business maintains a record of receipt of each of its deliveries, or (c) mailed United States, mail, postage prepaid, certified or registered mail, return receipt requested, addressed to the parties hereto and other persons, at their respective addresses set forth below or as they may hereafter specify by written notice delivered in accordance herewith. Notices shall be deemed to have been given at the time of delivery if hand delivered (or if delivery is refused or cannot be effected during normal business hours), date of record of receipt if deposited with any private courier service, or date of postmark if sent by United States mail. A person receiving a notice which does not comply with the technical requirements for notice under this section may elect to waive any deficiencies and treat the notice as having been properly given.

Each Owner shall provide the other Owner with its current address for notice, which address may be changed from time to time by an Owner by delivery of notice pursuant to this Agreement.

Spaulding Property Owner:

William B. Spaulding
12610 Old Hickory Boulevard
Antioch, TN 37013

OH I Property Owner:

Old Hickory Industrial I, LLC
c/o Al. Neyer, LLC
302 W. Third St., Suite 800
Cincinnati, OH 45202
Attn: Legal Services

13. Real Estate Taxes and Assessments. Spaulding Property Owner shall, at its sole cost and expense, pay when due all real estate taxes and assessments which may be levied, assessed, or charged by any public authority against the Spaulding Property, the improvements thereon or any other part thereof.

14. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee. Venue for any dispute related to this Agreement shall be in a court having jurisdiction over such matter that is located in Davidson County, Tennessee.

15. Binding Effect; Covenants Running with the Land. The Spaulding Property and the OH I Property shall be held, sold and conveyed subject to this Agreement. All easements created and reserved in this Agreement shall exist by virtue of this Agreement without the necessity of confirmation by any other document, and shall be binding upon the parties hereto and their respective heirs, executors, successors and assigns in interest to their respective properties, unless terminated as provided in this Agreement. Any future Owners, by acceptance of a deed conveying title thereto, shall accept said deed subject to all provisions of this Agreement and shall agree with each other Owner that for so long as such Owner shall retain an ownership interest in said Property, such Owner shall perform, observe and comply with all provisions of this Agreement.

16. Modifications. This Agreement may only be amended by a written agreement signed by all Owners of the Property. Any modification of this Agreement must be recorded and approved by all mortgagees of the Property.

17. Headings. The headings herein are for convenience and reference only and in no way define and limit the scope and content of this Agreement or in any way affect its provisions.

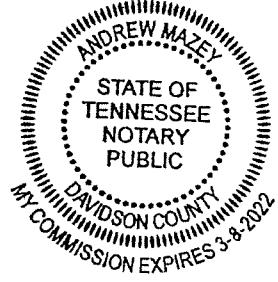
18. Severability. In case any one or more of the provisions set forth in the Agreement shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such provision had never been contained herein.

19. Condemnation. In the event of a condemnation or a sale in lieu thereof concerning a portion or all of the Spaulding Property, the award or purchase price paid for such taking shall be paid to the Spaulding Property Owner; provided, that the OH I Property Owner shall have the right to seek an award or compensation for the loss of its easement rights.

20. No Waiver. The failure of any Owner in any one or more instances to insist upon compliance with any provision or covenant herein or to exercise any right or privilege herein shall not constitute or be construed as a waiver of such or any similar provision or covenant, including the right to cure a breach or default, but the same shall continue and remain in full force and effect as if no such forbearance has occurred.

[Remainder of page intentionally blank. Signatures on following pages.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.



SPAULDING PROPERTY OWNER:

William B. Spaulding
William B. Spaulding

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Andrew Mazey, a Notary Public of said County and State, personally appeared William B. Spaulding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainer, and that he executed the foregoing instrument for the purposes therein contained, by signing his name. and acknowledged

Witness my hand and seal, at Office in Nashville, Tennessee, this 10 day of February, 2020.

Notary Public Andrew Mazey

My Commission Expires: 3-8-2022

OH I PROPERTY OWNER:

Old Hickory Industrial I, LLC,
an Ohio limited liability company

By: Al. Neyer, LLC, its Manager

By: James T. Neyer
Name: James T. Neyer
Title: Exec. Vice President

This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

STATE OF OHIO }
 } SS:
COUNTY OF HAMILTON }

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by James T. Neyer, Exec. Vice President of Al. Neyer, LLC, an Ohio limited liability company, on behalf of the company as Manager of Old Hickory Industrial I, LLC, an Ohio limited liability company, and as such has executed this document in his capacity as Exec. Vice President of Al. Neyer, LLC and on behalf of Old Hickory Industrial I, LLC.

Anne E. Pilage
Notary Public
My commission expires: _____

ANNE E. PIELAGE
Notary Public, State of Ohio
My Commission Expires 06-15-2020

- 8 -

202002280022567

Exhibit A

Legal Description of Spaulding Property

Parcel: 175-00-0-130.00

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 2 of Clifton Acres, as of record in Book 5050, Page 84, in the Register's Office for Davidson County, Tennessee, to which reference is made hereto and incorporated herein by reference.

Being the same property conveyed to William B. Spaulding by Warranty Deed dated April 17, 2012 and recorded April 20, 2012 as Instrument No. 20120420-0033899, Register's Office for Davidson County, Tennessee.

Exhibit B

Legal Description of OH I Property

Parcel No. 175-00-0-039.00:

Land in Davidson County and being more particularly described as follows:

Beginning at an iron rod being a common corner with the CNF Properties, Inc. property as of record in Deed Book 10319, Page 614, R.O.D.C. and being on the southern right of way of Old Hickory Boulevard;

Thence with the CNF Properties, Inc. property line and generally following fence line, S 09°00'28" W, 630.59 feet to an iron rod;

Thence S 20°20'04" W, 263.89 feet to an iron rod;
Thence N 77°36'48" W, 182.98 feet to an iron rod;
Thence N 82°00'04" W, 417.85 feet to a point;

Thence leaving said property, N 09°59'36" E, 596.19 feet to an iron rod and being a common corner with the Mosely property as of record in Deed Book 3817, Page 15, R.O.D.C.; Thence with the Mosely property line and following a fence line, S 74°39'53" E, 204.72 feet to an iron rod; Thence N 10°14'43" E, 217.71 feet to an iron rod and being a common corner with the Tennessee Telephone Company property as of record in Deed Book 9923, Page 327, R.O.D.C.; Thence with the Tennessee Telephone Company property line and following a fence line, S 69°13'59" E, 104.67 feet to an iron rod; Thence N 10°00'23" E, 184.76 feet to an iron rod and being on the southern right of way of Old Hickory Boulevard; Thence with said right of way S 69°10'13" E, 335.26 feet to the Point of Beginning and containing therein 11.51+- acres.

ALSO being known as all of Lot 4 of Star Subdivision as shown on Plat of Star Subdivision recorded as Document No. 20000310-0025164, Davidson County, Tennessee Records.

THE ABOVE ALSO BEING DESCRIBED AS FOLLOWS:

Situate, lying and being all that certain piece or parcel of land located in Councilmanic District 33 of Davidson County, Tennessee, said property standing in the name of Michael R. Johnson et al (reference Trustee's Deed, Instrument No. 20030708-0093526), also being Lot 4 of Star Subdivision (reference Instrument No. 20000310-0025164), and being more particularly described as follows:

COMMENCING at a $\frac{1}{2}$ " found iron pin with no cap (hereinafter IPF), said IPF lying in the southerly right-of-way line of Old Hickory Boulevard, said IPF marking the northeast corner of

property standing in the name of Stafford Partners No. 1, L.P. (reference Instrument No. 20030811-0113996), said IPF also marking the northwest corner of property standing in the name of Tennessee Telephone Company (hereinafter TTC) (reference Deed 923 at Page 327), thence South 67 degrees 16 minutes East for a distance of 106.5 feet with said southerly right-of-way line of Old Hickory Boulevard to a 5/8" set iron pin with an orange cap stamped "BYRD SURV INC" (hereinafter IPS), said IPS marking the northeast corner of TCC, said IPS also marking the northwest corner of the property described herein and being the true point and place of BEGINNING;

Thence South 68 degrees 56 minutes 51 seconds East for a distance of 335.26 feet with aforesaid southerly right-of-way line of Old Hickory Boulevard to a 5/8" IPF with no cap, said IPF marking the northwest corner of property standing in the name of CH Realty VII-DRG Nashville Interchange Center, LLC (hereinafter CHR) (reference Instrument No. 20170424-0039839), said IPF also marking the northeast corner of the property described herein;

Thence with the westerly line of aforesaid property standing in the name of CHR the following two (2) courses:

- (1) Thence South 08 degrees 58 minutes 30 seconds West for a distance of 630.61 feet to a 5/8" IPF with no cap;
- (2) Thence South 20 degrees 19 minutes 18 seconds West for a distance of 263.67 feet to a 5/8" IPF with no cap lying in the northerly line of property standing in the name of CH Realty VII-DRG Nashville Interchange Center PH1 property (hereinafter CHR PH1) (reference Instrument No. 20171002-0100279), said IPF marking the southeast corner of the property described herein;

Thence with aforesaid northerly line of property standing in the name of CHR PH1 the following two (2) courses:

- (1) Thence North 77 degrees 56 minutes 27 seconds West for a distance of 183.39 feet to a 1/2" found iron pin with a cap stamped "BARGE DESIGN";
- (2) Thence North 81 degrees 57 minutes 50 seconds West for a distance of 417.85 feet to a point, said point being the southeast corner of Lot 3 of aforesaid Star Subdivision, said point also being the southwest corner of the property described herein;

Thence North 10 degrees 07 minutes 11 seconds East (passing a 5/8" set iron pin with a blue cap stamped "BYRD SURV WITNESS" at a distance of 10.00 feet), for a total distance of 344.64 feet with the easterly line of aforesaid Lot 3 of Star Subdivision to a 1/2" found iron pin with a cap stamped "CHERRY", said pin marking the northeast corner of aforesaid Lot 3 of Star Subdivision, said pin also marking the southeast corner of Lot 2 of aforesaid Star Subdivision;

Thence North 09 degrees 51 minutes 21 seconds East for a distance of 251.87 feet with the easterly line of aforesaid Lot 2 of Star Subdivision to a 1/2" IPF with no cap said IPF marking the southwest corner of aforesaid property standing in the name of Stafford Partners No. 1, L.P.;

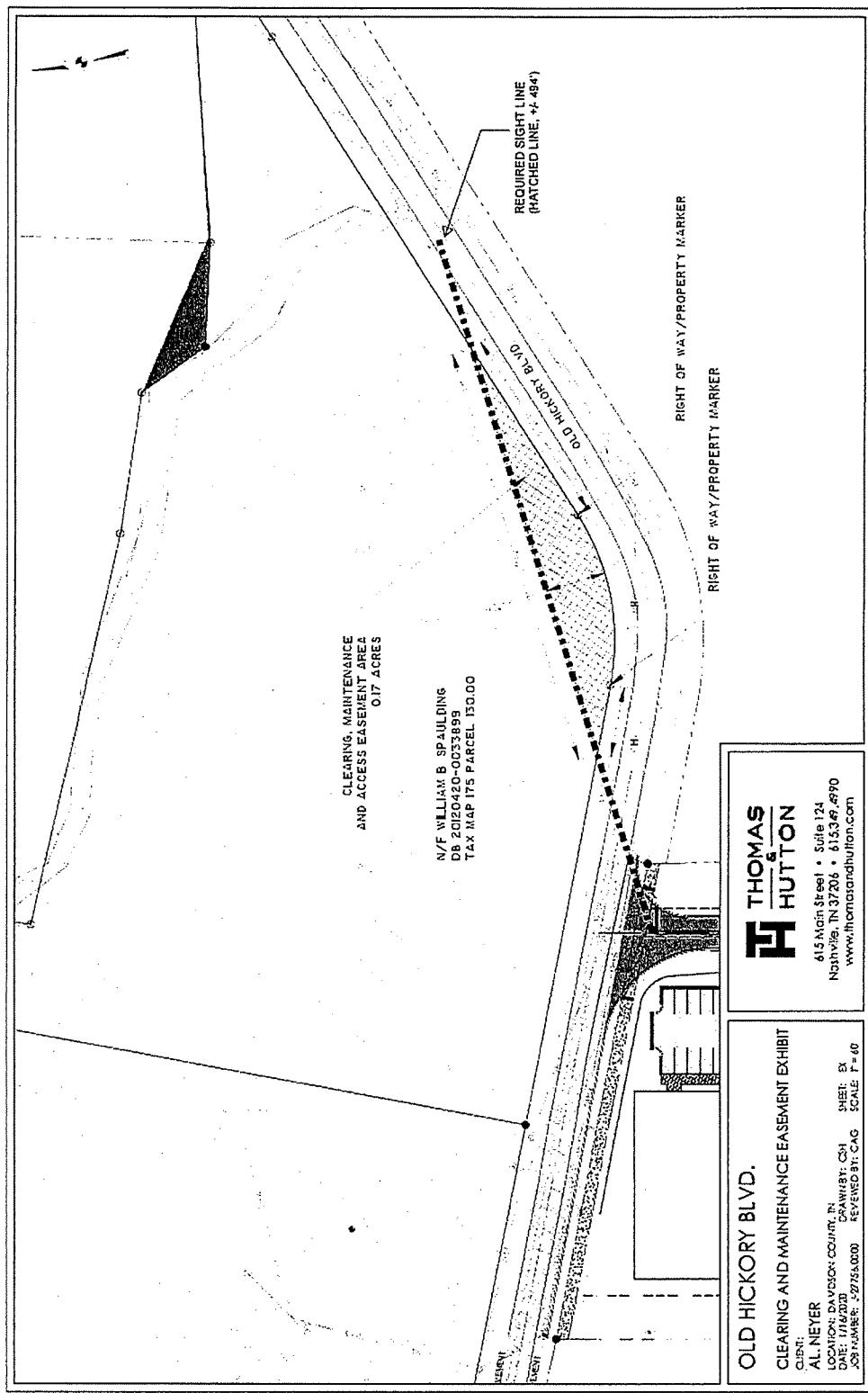
Thence with the southerly and easterly lines of aforesaid property standing in the name of Stafford Partners No. 1, L.P. the following two (2) courses:

- (1) Thence South 74 degrees 37 minutes 41 seconds East for a distance of 204.71 feet to a 5/8" IPF with no cap;
- (2) Thence North 10 degrees 18 minutes 55 seconds East for a distance of 217.75 feet to a 5/8" IPF with no cap, said IPF marking the southwest corner of aforesaid property standing in the name of TTC;

Thence with the southerly and easterly lines of aforesaid TTC the following two (2) courses:

- (1) Thence South 68 degrees 56 minutes 51 seconds East for a distance of 104.67 feet to an IPS, said IPS marking the southeast corner of said TTC;
- (2) Thence North 09 degrees 59 minutes 36 seconds East for a distance of 186.88 feet to an IPS lying in aforesaid southerly right-of-way line of Old Hickory Boulevard, said IPS being the true point and place of BEGINNING and containing 501,901 square feet or 11.52 acres of land, more or less, according to a Survey (B17747-19) prepared by John M. Payne, R.L.S. No. 845 of Byrd Surveying, Inc., and dated September 3, 2019, last revised February 25, 2020.

Exhibit C
Depiction of Required Sight Line and Easement Area



True Copy Certification

I, Katlynn Lanning, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of Ohio

County of Hamilton

Personally appeared before me, Samantha Musser, a notary public for this county and state, Katlynn Lanning, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

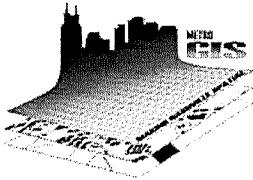


Notary's Signature

My Commission Expires: _____



SAMANTHA J. MUSSER
Notary Public, State of Ohio
My Commission Expires
March 19, 2020



Nashville Planning Department

800 2nd Ave S

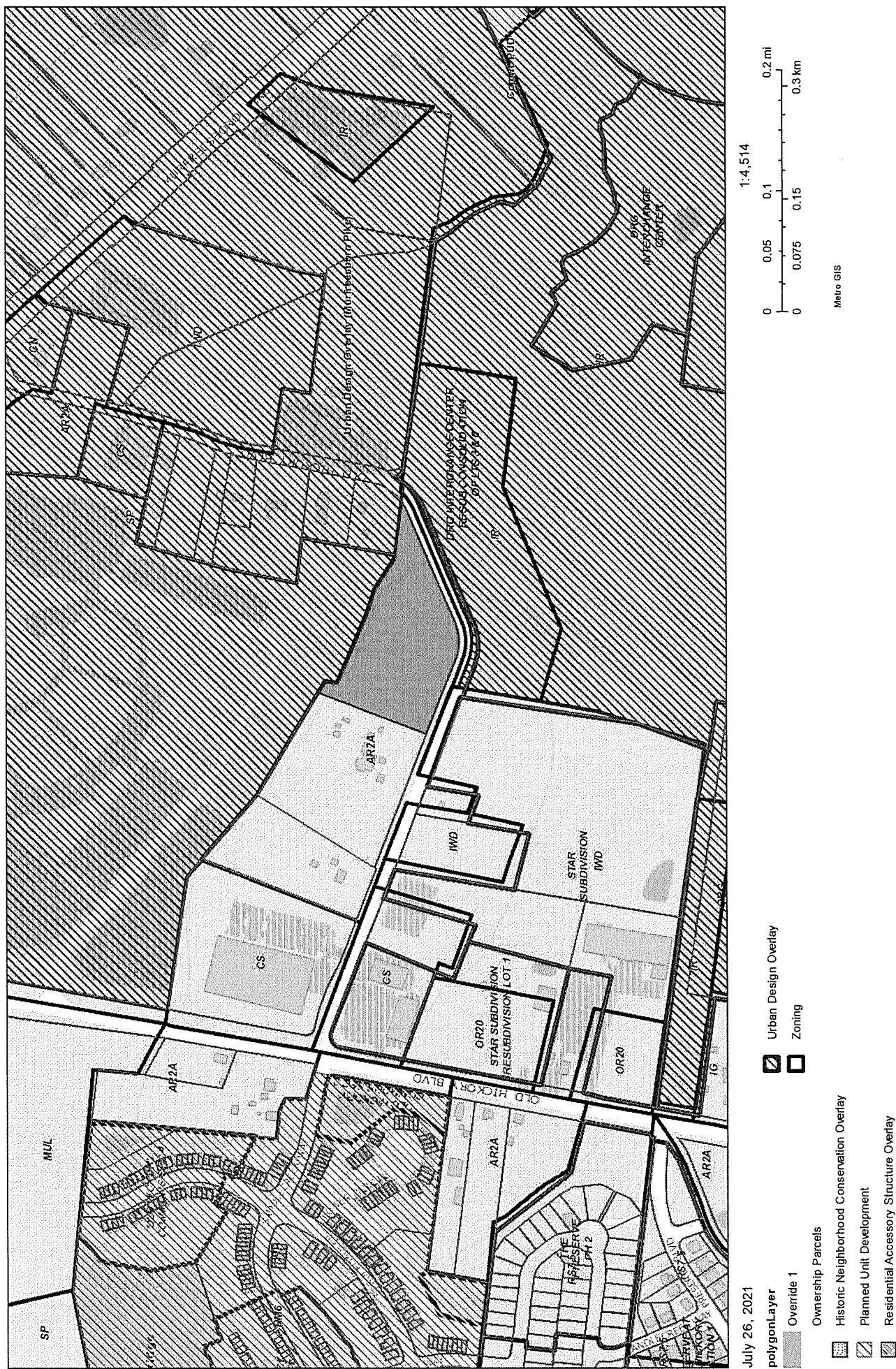
P.O. Box 196300

Nashville, TN 37219-6300

maps.nashville.gov

Parcel Details	
Parcel ID:	17500013000
Parcel Address:	0 OLD HICKORY BLVD ANTIOCH, TN 37013
Owner:	SPAULDING, WILLIAM B.
Acquired Date:	4/16/2012
Sale Price:	\$ 200,000.00
Sale Instrument:	DB-20120420 0033899
Mailing Address:	12610 OLD HICKORY BLVD ANTIOCH, TN 37013
Legal Description:	LOT 2 CLIFTON ACRES
Acreage:	4.69
Frontage Dimension:	922
Side Dimension:	416
Parcel Instrument:	PL-00005050 0000084
Parcel Instrument Date:	7/20/1977
Census Tract:	37015630
Tax District:	USD
Council District:	33
Land Use Description:	VACANT RURAL LAND
Zoning	
Zone Code:	AR2A
Zone Description:	AGRICULTURAL/RESIDENTIAL REQUIRES A MINIMUM LOT SIZE OF 2 ACRES AND INTENDED FOR USES THAT GENERALLY OCCUR IN RURAL AREAS, INCLUDING SINGLE-FAMILY, TWO-FAMILY, AND MOBILE HOMES AT A DENSITY OF ONE DWELLING UNIT PER 2 ACRES. THE AR2A DISTRICT IS INTENDED
Effective Date:	12/23/1974
Ordinance:	073-650
Case Number:	
Owner History	
Owner Name:	SPAULDING, WILLIAM B.
Acquired Date:	4/17/2012
Sale Instrument:	DB-20120420 0033899
Mailing Address:	12610 OLD HICKORY BLVD, ANTIOCH TN 37013
Mailing Country:	US
Sale Amount:	\$ 200,000.00
Owner Name:	YEARGIN, RANDALL E.
Acquired Date:	2/2/1994
Sale Instrument:	QC-00009248 000056
Mailing Address:	6075 STEWARTS FERRY PK, MT JULIET TN 37122
Mailing Country:	US
Sale Amount:	\$ 0.00
Owner Name:	YEARGIN, RANDY
Acquired Date:	8/19/1977
Sale Instrument:	RD-00005281 000074
Mailing Address:	6075 STEWARTS FERRY PK, MT JULIET TN 37122
Mailing Country:	US
Sale Amount:	\$ 0.00
Owner Name:	YEARGIN, RANDY
Acquired Date:	8/19/1977
Sale Instrument:	DB-00005186 000087
Mailing Address:	OLD HICKORY BLVD, ANTIOCH TN 37013

Nashville / Davidson County Parcel Viewer



GENERAL PROPERTY INFORMATION

Map & Parcel: 175 00 0 130.00
Current Owner: SPAULDING, WILLIAM B.
Mailing Address: 12610 OLD HICKORY BLVD
ANTIOCH, TN 37013
Zone: 8
Neighborhood: 6301

Location: 0 OLD HICKORY BLVD
Land Area: 4.69 Acres
Most Recent Sale Date: 04/17/2012
Most Recent Sale Price: \$200,000
Deed Reference: 20120420-0033899
Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2021
Land Value: \$262,600
Improvement Value: \$0
Total Appraisal Value: \$262,600

Assessment Classification*: RURAL
Assessment Land: \$65,650
Assessment Improvement: \$0
Assessment Total: \$65,650

LEGAL DESCRIPTION

LOT 2 CLIFTON ACRES

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type:
Year Built:
Square Footage: 0
Number of Living Units:
Building Grade:
Building Condition:

Rooms:
Beds:
Baths:
Half Bath:
Fixtures:

Exterior Wall:
Frame Type:
Story Height:
Foundation Type:
Roof Cover:

No Picture
Available

No Sketch
Available

*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



Erica S. Gilmore, Metropolitan Trustee
P.O. Box 196358
Nashville, TN 37219-6358

Printed Date: 07/26/2021
ACCOUNT # 17500013000
BILL # 2020-233004

QUESTIONS: (615) 862-6330

2020 REAL PROPERTY TAX STATEMENT

RETAIN THIS PORTION FOR YOUR TAX RECORDS.

Owner Address SPAULDING, WILLIAM B. 12610 OLD HICKORY BLVD ANTIOCH, TN 37013	
Property Address OLD HICKORY BLVD	
Classification Residential	
Legal Description LOT 2 CLIFTON ACRES	
Acres 4.69	Council District 33
Land Value \$ 220,400.00	
Improvement Value \$ 0.00	
Personal Property \$ 0.00	
Total Value \$ 220,400.00	
Exemption No	
Equalization Factor 0.0000	
Assessed % 25	
Assessed Value \$ 55,100.00	
Tax Rate 4.2210	
Base Tax \$ 2,325.78	
Rollback Tax \$ 0.00	
Interest Due \$ 0.00	
Prior Payments \$ 2,325.78	
Balance Due \$ 0.00	

Your taxes are distributed as follows:

Fund Description	Rate	GSD Tax	USD Tax	Amount
GSD GENERAL FUND	1.67500	922.93	0.00	922.93
GSD DEBT SERVICE	0.56700	312.42	0.00	312.42
GSD SCHOOL DEBT SERVICE	0.20600	113.51	0.00	113.51
GSD SCHOOLS GENERAL PURPOSE	1.29000	710.79	0.00	710.79
USD DEBT SERVICE	0.07400	0.00	40.77	40.77
USD FIRE PROTECTION	0.05000	27.55	0.00	27.55
USD GENERAL FUND	0.35900	0.00	197.81	197.81
Total Base Tax	4.2210	\$ 2,087.20	\$ 238.58	\$ 2,325.78

Payment History

Original Tax Due	2,325.78
Adjustments	0.00
Interest Accrued	0.00
Previous Base Tax Payments	2,325.78
Previous Interest Payments	0.00
Current Base Tax Due	0.00
Current Interest Due	0.00
Total Current Amount Due	0.00

ADA (615) 862-6330

CUT OR TEAR ALONG THIS LINE



Erica S. Gilmore, Metropolitan Trustee
P.O. Box 196358
Nashville, TN 37219-6358

PAY ONLINE AT: nashville.gov/trustee

ACCOUNT 17500013000	BILL # 2020-233004
------------------------	-----------------------

PROPERTY ADDRESS OLD HICKORY BLVD

NO AMOUNT NEEDS TO BE REMITTED

Current Amount Due : **\$ 0.00**

Important: Return this portion with
your payment. Use the address
below for current payment only.

Make check payable to:

SPAULDING, WILLIAM B.
12610 OLD HICKORY BLVD
ANTIOCH, TN 37013

Metropolitan Trustee
Real Property Tax Dept.
P O BOX 196358
Nashville, TN 37219-6358

*Erica S. Gilmore, Metropolitan Trustee
Property Tax Payment*



2020

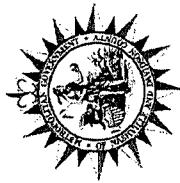
THANK YOU FOR YOUR PAYMENT!

ADDRESS INFORMATION		Account 17500013000	Bill 20-233004
OLD HICKORY BLVD NASHVILLE		Receipt 4319953	Date Nov 19, 2020
		Received By FHB LOCKBOX	
		Received By FHB LOCKBOX	
APPRAISAL INFORMATION		PAYMENT INFORMATION	
Classification Land Value Improvement Total Value Assessed Percent Assessed Value Tax Rate	RESIDENTIAL \$220,400.00 \$0.00 \$220,400.00 25 \$55,100.00 4.221000000	Previous Balance Tax Paid Today Interest Paid Today Total Paid Today	\$2,325.78 \$2,325.78 \$0.00 \$2,325.78
Total Base Tax		\$2,325.78	
METHOD Ck#999999	PAID BY FHB LOCKBOX	AMOUNT \$2,325.78	
		BALANCE DUE	\$0.00

CUT OR TEAR ALONG THIS LINE

SPAULDING, WILLIAM B.
12610 OLD HICKORY BLVD
ANTIOCH, TN 37013

Metropolitan Trustee
PO BOX 305012
Nashville, TN 37230-5012



Erica S. Gilmore
Metropolitan Trustee

OLD HICKORY BLVD

DS MapNum GP CtrlMap Parcel I S-I
00 175 130.00 R 000

(C) is for separate City Tax, (C/A) for City Tax Addon
(ADD) is for County Tax Addon
(BK) for Bankruptcy
(CM) for Clerk&Master
(AP) for Under Appeal

Owner Information

Owner: SPAULDING, WILLIAM B.

Address: 12610 OLD HICKORY BLVD
ANTIOCH, TN 37013

Deed Information

Book: Page: Date:

Land Value: \$220,400.00
Improve Value: \$0.00
Total Value: \$220,400.00
Assessment: 25% * \$220,400.00 = \$55,100.00

Property Address: OLD HICKORY BLVD

Subdivision: LOT 2 CLIFTON ACRES

Dimensions: Fr:922, S:1:416, SF:922

Calculated Acres: 4.6
Deeded Acres: 4.69

Parcel Details

Deed Information

Plat Information

Property Information

Parcel History

Year	Bill#	Name	Date	Base Tax	Total Paid	Balance Due	Method	Details	Payee
2020	233004	SPAULDING, WILLIAM B.	2020-11-19	2,325.78	2,325.78	0.00	CHECK	999999	FHB LOCKBOX
2019	2322833	SPAULDING, WILLIAM B.	2019-11-18	1,738.41	1,738.41	0.00	CHECK	3724	SPAULDING, WILLIAM B.
2018	233434	SPAULDING, WILLIAM B.	2019-01-10	1,738.41	1,738.41	0.00	CHECK	999999	FTB LOCKBOX
2017	234156	SPAULDING, WILLIAM B.	2017-11-16	1,738.41	1,738.41	0.00	CHECK	999999	FTB LOCKBOX
2016	235392	SPAULDING, WILLIAM B.	2017-01-12	2,435.26	2,435.26	0.00	CHECK	999999	FTB LOCKBOX
2015	238564	SPAULDING, WILLIAM B.	2015-11-12	2,435.26	2,435.26	0.00	CHECK	123	FTB LOCKBOX
2014	255551	SPAULDING, WILLIAM B.		2,435.26	2,435.26	0.00	N/A	N/A	N/A
2013	232720	SPAULDING, WILLIAM B.		2,435.26	2,435.26	0.00	N/A	N/A	N/A
2012	132079	SPAULDING, WILLIAM B.		1,551.78	1,551.78	0.00	N/A	N/A	N/A
2011	230414	SPAULDING, WILLIAM B.		1,375.29	1,375.29	0.00	N/A	N/A	N/A
2010	230228	YEARGIN, RANDALL E.		1,375.29	1,375.29	0.00	N/A	N/A	N/A

WARRANTY DEED

R. Record
BOOK5281 PAGE 746

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICH-
EVER IS GREATER, FOR THIS TRANSFER IS \$12,250-

Billy Spaulding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19 DAY OF Aug, 1977

Notary Public

MY COMMISSION EXPIRES: 11-12-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN 21450

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS: Billy Spaulding (NAME) 610 Willow View Dr. (STREET ADDRESS OR ROUTE NUMBER) LAURENCE Tn 37086 (CITY) (STATE) (P. O. ZIP)	SEND TAX BILLS TO: Sue (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS JC B. assign

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED
GRANTEEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND
CONVEY UNTO Billy Spaulding, a single person

HEREINAFTER CALLED THE GRANTEEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN
Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee,
being Tract No. 1 of Clifton Acres, as of record in Book 5050,
page 84, in the Register's Office for said County to which
reference is here made for a complete legal description.

Being part of the same property conveyed to Clifton Meacham and
wife, Katherine W. Meacham by deed from J. W. Vaughn and wife,
Nellie H. Vaughn of record in Book 2345, page 479, Register's
Office for Davidson County, Tennessee.

AUG22E	CONV	12,250.00	
AUG22E	S'TAX		B* 31.72
AUG22E	PRFEE		B* .50
AUG22E	W'DEED		B* 4.00 * 36.22

This instrument is re-recorded to reconcile the Tract Number with that shown on
the Plan of record in Book 5050, page 84, Register's Office for said County.

The obligation of record in Book 5186, page 871, is hereby transferred to the
above described tract, in substitution of the tract number shown in the deed
of trust.

unimproved () property, known as Tract No. 2 Clifton Acres Old Hickory Blvd.
This is improved () (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said
GRANTEEES, their heirs and assigns, forever, and we do covenant with the said GRANTEEES that we are lawfully seized and possessed of said
land and have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant
and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEEES, their
heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural
the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand s this 19 day of August, 19 77

Clifton Meacham
Katherine W. Meacham

STATE OF Tennessee }
 COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton Meacham and wife, Katherine W. Meacham.

the bargainer ^s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee
 day of August 1977
 Commission Expires 11-12-80

STATE OF _____ }
 _____ County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath { acknowledged himself } themselves { to be the _____ and _____ respectively of the _____ the within named bargainer, a corporation, and that he { as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____ Notary Public

Record

E 21722E 63650

IDENTIF. REFERENCE

AUG 22 12 55 PM '77

FELIX C. WILCOX, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

MAY 5 9 28 AM '78

FELIX C. WILCOX, REGISTER
DAVIDSON COUNTY, TENN.

MAY-58 MISC

8* 4.00 * 4.00

WARRANTY DEED	
FROM	Clifton Meacham
et ux	
TO	Billy Spaulding, a single person
TITLE INSURED BY POLICY NUMBER:	
Title Associates, Inc. Compliments of USLIFE TITLE INSURANCE <small>Company of New York</small>	

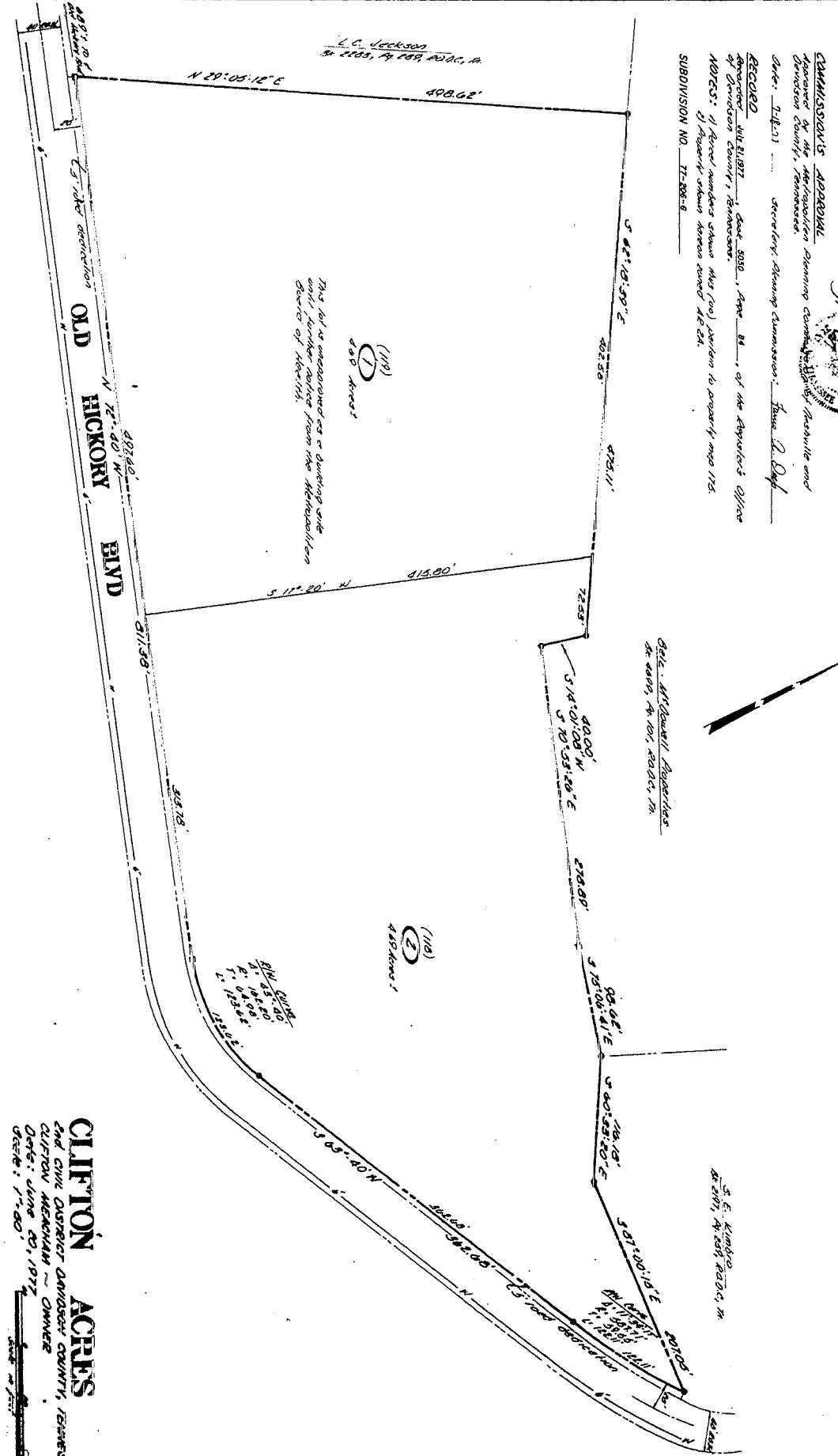
OWNER'S CERTIFICATE

Many people think that the nature of the people, their education, and customs of the country, are the chief causes of the success of the Red Cross in China. I do not believe this to be the case. The Chinese are a very simple people, and their customs are not very different from those of the Americans. They have a strong sense of duty, and are willing to do their best for the welfare of their country. They are also very hospitable, and are willing to help others in any way they can. The Chinese are a very simple people, and their customs are not very different from those of the Americans. They have a strong sense of duty, and are willing to do their best for the welfare of their country. They are also very hospitable, and are willing to help others in any way they can.

COMMISSIONERS APPROVAL
Approved by the Commissioners of Monroe County, Tennessee and
Davidson County, Tennessee.

NOTES: 1) Record numbers shown may (not) pertain to property recorded 1/25.
2) Record numbers shown were run at 4E-2A.

Sell: McDowell Properties
St. 200, Br. Rd., Radcl., Mn.



CLIFTON **ACRES**
2nd CIVIC DISTRICT, CLAYBROOK COUNTY, TENNESSEE
CLIFFORD MECHANIC, OWNER
DATE: JUNE 20, 1972
DEBT: \$1,500.00

FOR WHICH THE SAID HARRY NUSSBAUM AGREE TO PAY THE SAID AGENT FOR THE USE OF SAID PROPERTY, THE SUM OF THIRTY DOLLARS, MONTHLY RENT, AND EXECUTED THEREFORE (THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED) THE FOLLOWING NOTES, VIZ: FIFTY NINE NOTES IN THE SUM OF \$50.00 EACH, OF EVEN DATE HEREWITHE, WITHOUT INTEREST, NUMBERED CONSECUTIVELY FROM TWO TO SIXTY. THE RECEIPT OF THIRTY DOLLARS IN CASH IS HEREBY ACKNOWLEDGED FOR THE FIRST MONTHS RENT. LESSORS HEREBY AGREE AND BIND THEMSELVES NOT TO LEASE OR RENT ANY OF THEIR THREE REMAINING STORES NOS. 1600-1602 OR 1602 CEDAR STREETS FOR A LIQUOR STORE DURING THE TERM OF THIS LEASE. THIS LEASE SHALL BECOME NULL AND VOID AND SHALL BE CANCELLED IN THE EVENT OF THE PASSAGE OF ANY LAW PROHIBITING THE SALE OF LIQUOR AT THIS LOCATION.

IT IS UNDERSTOOD AND AGREED THAT THE SAID PREMISES ARE RECEIVED BY THE LESSEE IN GOOD ORDER AND CONDITION AND THAT THEY ARE TO BE KEPT AND RETURNED IN THE LIKE GOOD ORDER AND CONDITION, UPON THE EXPIRATION OF THE LEASE OR TERMINATION OF THE TENURE BY FORFEITURE OR OTHERWISE, ORDINARY WEAR EXCEPTED; AND, ON FAILURE, THE LESSORS MAY HAVE THEM PUT IN THE STIPULATED CONDITION AT THE USUAL AND CUSTOMARY PRICES OF WORK, AND HOLD THE SAID LESSEE ACCOUNTABLE FOR THE EXPENDITURE REQUIRED, OR HOLD THE SAID LESSEE LIABLE FOR DAMAGES, AT HIS OPTION. IT IS FURTHER UNDERSTOOD AND AGREED THAT THE SAID LESSEE CANNOT REFUSE OR SUBMIT SAID PREMISES OR ANY PART THEREOF, TO ANY PERSON OR PERSONS WHATEVER, OR TO MAKE ANY CHANGE OR ALTERATIONS IN SAID BUILDINGS, WITHOUT THE CONSENT OF THE LESSORS IN WRITING. AND IN CASE OF THE FAILURE TO PAY ANY OF THE RENT NOTES, OR ANY PART THEREOF, AS THEY RESPECTIVELY FALL DUE, OR TO GIVE NOTES ACCORDING TO THE TERMS AND STIPULATIONS OF A CLAUSE INSERTED IN THIS LEASE FOR THAT PURPOSE, OR ON FAILURE TO COMPLY WITH ANY OF THE CONDITIONS HEREIN NAMED, THE LESSORS MAY CONTINUE THE LEASE AND RECOVER DAMAGES FOR FAILURE, OR MAY ELECT, WITHIN TEN DAYS AFTER DISCOVERY OF SUCH FAILURE, TO ENTER AND TAKE POSSESSION OF SAID PREMISES FOR SAID BREACH, AND REENT THE SAME TO SUCH TENANTS AS, IN THE DISCRETION OF THE LESSORS, MAY BE SUITABLE AND PROPER TO OCCUPY THE PREMISES, AND HOLD THE LESSEE RESPONSIBLE FOR ANY LOSS THAT MAY OCCUR IN REENTING AND FOR ANY DAMAGE DONE TO SAID PREMISES; AND SO FOR EACH AND EVERY FAILURE OR BREACH DURING THE CONTINUANCE OF THIS LEASE AND THE FAILURE TO CONSIDER THE LEASE FORFEITED FOR ONE FAILURE OR BREACH SHALL NOT BE A WAIVER OF THE LESSOR'S RIGHT TO ELECT FOR ANY SUBSEQUENT BREACH, THE RIGHT BEING A CONTINUING ONE. IT IS FURTHER AGREED, THAT, UPON THE EXPIRATION OF THE LEASE, OR UPON THE TERMINATION THEREOF, BY ELECTION AS AFORESAID OR OTHERWISE, THE SAID LESSEE WILL GIVE PEACEABLE AND QUIET POSSESSION OF THE PREMISES TO THE LESSORS. IT IS FURTHER UNDERSTOOD AND AGREED THAT THE TERMS AND STIPULATIONS OF THIS LEASE SHALL CONTINUE IN FULL FORCE AND EFFECT DURING THE OCCUPANCY OF SAID PREMISES BY THE LESSEE, AND SHALL APPLY TO ANY FUTURE RENTING, BY PAROL OR OTHERWISE, OF ANY PORTION OF THE PREMISES, UNLESS OTHERWISE AGREED UPON IN WRITING AT THE TIME OF SUCH SUBSEQUENT RENTING. IT IS FURTHER UNDERSTOOD AND AGREED THAT THE SAID LESSEE WILL PAY SAID RENTS IN MANNER AFORESAID, EXCEPT SAID PREMISES SHALL BE DESTROYED OR RENDERED UN- TENANTABLE BY FIRE; THEN, IN SUCH CASE, SAID LESSEE AGREES TO PAY SUCH PORTION OF THE RENT AS MAY BE DUE AT THE TIME OF SUCH FIRE OR OTHERWISE UNAVOIDABLE ACCIDENT.

THE SAID LESSEE AGREE TO REPORT TO THE SAID PARTY OF THE FIRST PART, ON OR BEFORE THE 1ST DAY OF JANUARY 1944 WHETHER HE WILL CONTRACT OR RENT SAID PROPERTY

FOR ANOTHER YEAR; AND IF NOT WILL ALLOW THE SAME TO BE LABELED FOR RENT. IT IS FURTHER AGREED THAT NO REPAIRS SHALL BE AL- OWNED OR PAID FOR BY SAID AGENT ON SAID PREMISES UNLESS NAMED IN THIS CONTRACT.

THIS THE 15TH DAY OF JUNE 1939

HARRY NUSSBAUM
HARRY STRAVINSKY

STATE OF TENNESSEE
COUNTY OF DAVIDSON) SS.

PERSONALLY APPEARED BEFORE ME, J. J. LUTIN, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED LESSOR AND LESSEE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THEIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 15TH DAY OF JUNE, 1939.

(SEAL) J. J. LUTIN, NOTARY PUBLIC
MY COM. EXPIRES OCT. 8, 1939.
RECEIVED SEPT. 20, 1939 AT 3:15 P.M.

NUMBER 25298
R. H. BONDS
TO SOUTHERN BELL TEL & TEL CO.

V. JAE

RECORDED SEPT. 21, 1939

1074 | 621

\$60.00 RECEIVED OF THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, SIXTY AND 00/100 DOLLARS, IN CONSIDERATION OF WHICH I HEREBY GRANT UNTO SAID COMPANY ITS ASSOCIATED AND ALLIED COMPANIES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHT TO TRIM AND CUT TREES SO AS TO CLEAR AND KEEP CLEARED AT LEAST 10 FEET, THE WIRES OF SAID COMPANY'S LINES NOW LOCATED ON OR ADJACENT TO MY PROPERTY IN THE CITY OF: COUNTY OF DAVIDSON, STATE OF TENNESSEE AND THE FURTHER RIGHT TO CUT DOWN, FROM TIME TO TIME, ALL DEAD, WEAK, LEANING OR DANGEROUS TREES THAT ARE TALL ENOUGH TO REACH THE WIRES IN FALLING; SAID SUM BEING RECEIVED IN FULL PAYMENT FOR THE RIGHTS HEREIN GRANTED. THIS PERMIT WILL BECOME VOID TWENTY YEARS FROM THE DATE HEREIN.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF SEPTEMBER, 1939, AT ANTIQUA, TENN.
R.3
WITNESS F. H. WARDEN

R. H. BONDS, (L.S.)
(L.S.)
LAND OWNER

STATE OF TENNESSEE) PERSONALLY APPEARED BEFORE ME, THE
COUNTY OF DAVIDSON) FOR SAID COUNTY
R. H. BONDS

THE WITHIN NAMED BARGAINOR WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE () EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

DAVIDSON COUNTY CHATTEL MORTGAGE
1974DAVIDSON COUNTY CHATTEL MORTGAGE 623
1974

WITNESS MY HAND AND NOTARIAL SEAL ON THIS THE 19TH DAY OF SEPTEMBER 1939.

(SEAL) R. L. HARDING, NOTARY PUBLIC
MY COMMISSION EXPIRES 7TH DAY OF APRIL 1940.

TOLL LINE NASHVILLE-CHATTANOOGA

(NAME)

OR

EXCHANGE LINE {

TRIBUTARY TO }

EXCHANGE

THE PROPERTY IS BOUNDED WHERE THE LINE ENTERS AND LEAVES THIS PROPERTY BY THE PROPERTY OF: PAITON, HATCHER & AHERN COUSHVILLE PIKE ON THE NO AND RUTHERFORD COUNTY LINE ON THE SO.

NUMBER OF POLES COVERED BY THIS PERMIT 11

NUMBER OF GUYS AND ANCHORS _____

THE POLES HAVE THE FOLLOWING NUMBERS:

FROM NO. 755 TO NO. 605.

POLES ARE LOCATED ON PRIVATE PROPERTY AND IN STREETS AND HIGHWAYS AS SHOWN ON THE FOLLOWING DIAGRAM.

RECEIVED SEPT. 21, 1939. AT 11:40 A. M.

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RECORDED SEPT. 22, 1939

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THE POLES HAVE THE FOLLOWING NUMBERS:

FROM NO. 755 TO NO. 605.

POLES ARE LOCATED ON PRIVATE PROPERTY AND IN STREETS AND HIGHWAYS AS SHOWN ON THE FOLLOWING DIAGRAM.

BOARD OF HEALTH

T. CECIL WRAY
ChairmanWILLIAM J. FAIMON
Vice-ChairmanJOE M. STRAYHORN, M.D.
SecretaryFRANK H. LUTON, M.D.
MemberROSS FLEMING, JR., M.D.
MemberERLINE H. GORE, R.N.
Member

Metropolitan Government of Nashville and Davidson County

J.M. BISTOWISH, M.D.
DIRECTOR OF HEALTHBUREAU OF ENVIRONMENTAL CONTROL
George L. Hansel, DirectorMETROPOLITAN HEALTH DEPARTMENT
311-23rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37203
(615) 327-9313Mr. Clifton L. Meacham
(Name)Old Hickory Boulevard
(Property Location)175 P/O 11 4.64 +
(Property Map) (Parcel) (Acres)

Re: Proposed Subdivision & Residence

Mr. T. Cecil Wray, Chairman
Metropolitan Board of Health
Metropolitan Health Department
311-23rd Avenue, North
Nashville, Tennessee 37203

MAY 26

MISC

B* 4.00 * 4.00

Dear Mr. Wray:

As evidenced by my signature below, I, Clifton L. Meacham, as owner of the above referenced property, understand that, based upon information from authoritative sources in the files of the Metropolitan Health Department, a determination has been made by Health Department officials that the soil on the above referenced property is unsuitable for proper functioning of a sewage soil absorption system. I further understand and agree that, because the installation of a sewage soil absorption system on this property would be in violation of current regulations, Metropolitan Health Department representatives cannot recommend the installation of such a system. However, the Metropolitan Board of Health has agreed to permit me to install such a system provided that I understand and agree that I, as owner of the above referenced property, assume all risks of failure involved in the performance and maintenance of such soil absorption system, and accept full responsibility for preventing this system from becoming a health hazard. Since Health Department representatives cannot recommend the installation, I understand that it is my responsibility in consultation with my plumber to select the location for this installation. I agree, however, that the installation itself will be in accordance with all Metropolitan Codes and Regulations, and such installation will be made without blasting. I will install the minimum of 360 square feet of drain field for each bedroom, and install the system in two separate fields served by a switch box as required by the Regulations. I further agree that, should public sewer become available, I will promptly connect my house to the sewer at the first indication of failure of the absorption system.

Sworn to and subscribed before me this 26 day
of May, 1977.

Clifton L. Meacham
(Signature)

May 26, 1977
(Date)

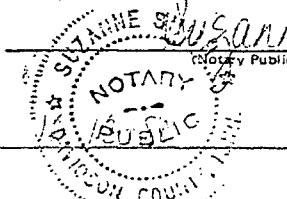
E.0.5834

IDENTIF. REFERENCE ↑

MAY 26 2 29 PM '77
NOTARY PUBLIC
SUSANNE SMITH
DAVIDSON COUNTY, TENN.

My commission expires

10-002
(4/77)



BOARD OF HEALTH
T. CECIL WRAY
Chairman
WILLIAM J. FAIMON
Vice-Chairman

BOOK 5301 PAGE 34

RICHARD H. FULTON, MAYOR

JOE M. STRAYHORN, M.D.
Secretary
FRANK H. LUTON, M.D.
Member

ROSS FLEMING, JR., M.D.
Member
ERLINE H. GORE, R.N.
Member

Metropolitan Government of Nashville and Davidson County



J.M. BISTOWISH, M.D.
DIRECTOR OF HEALTH
BUREAU OF ENVIRONMENTAL CONTROL
George L. Haney, Director

METROPOLITAN HEALTH DEPARTMENT
311-23rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37203
(615) 327-9313

NOT TRANSFERABLE

E 7 2 2 0 5.

IDENTIF. REFERENCE
FELIX Z. WILSON II, REGISTRAR
DAVIDSON COUNTY, TENN.
JUN 20 1978

Mr. Billy Spaulding
(Name)
Old Hickory Boulevard
Tract #1 - Clifton Acres Subdivision
(Property Location)
175 (Property Map) 129 (Parcel) 4.69 (Acres)

Re: Proposed Single-Family Residence

Mr. T. Cecil Wray, Chairman
Metropolitan Board of Health
Metropolitan Health Department
311-23rd Avenue, North
Nashville, Tennessee 37203

JUN 20 1978 MISC

8* 4.00 * 4.00

Dear Mr. Wray:

As evidenced by my signature below, I, Billy Spaulding, as owner of the above referenced property, understand that, based upon information from authoritative sources in the files of the Metropolitan Health Department, a determination has been made by Health Department officials that the soil on the above referenced property is unsuitable for proper functioning of a sewage soil absorption system. I further understand and agree that, because the installation of a sewage soil absorption system on this property would be in violation of current regulations, Metropolitan Health Department representatives cannot recommend the installation of such a system. However, the Metropolitan Board of Health has agreed to permit me to install such a system provided that I understand and agree that I, as owner of the above referenced property, assume all risks of failure involved in the performance and maintenance of such soil absorption system, and accept full responsibility for preventing this system from becoming a health hazard. Since Health Department representatives cannot recommend the installation, I understand that it is my responsibility in consultation with my plumber to select the location for this installation. I agree, however, that the installation itself will be in accordance with all Metropolitan Codes and Regulations, and such installation will be made without blasting. I will install the minimum of 360 square feet of drain field for each bedroom, and install the system in two separate fields served by a switch box as required by the Regulations. I further agree that, should public sewer become available, I will promptly connect my house to the sewer at the first indication of failure of the absorption system.

Sworn to and subscribed before me this 20th day

of June, 1978.

Billy Spaulding
(Signature)
6-30-78
(Date)

Sandra K. Gregory
(Notary Public)



IF THIS AGREEMENT LETTER IS NOT PROCESSED, THE APPROVAL BY
THE METROPOLITAN BOARD OF HEALTH EXPIRES JUNE 14, 1980.

Approvals for 100 amp Service (work shop) RS 7-12-95

IN CONSIDERATION of the issuance of an electrical permit by the Metropolitan Government of Nashville and Davidson County, for electrical service for a detached structure other than the principal structure on certain property herein described,

I/We, the undersigned owner(s) of the property located at ^{BOOK} 9728 ^{PAGE} 663

12610 OLD HICKORY BLVD.

Lot No. 1, Subdivision Clifton Acres

further identified as Parcel No. 129 on Property Map No. 175

being the same property conveyed in Book 5281, Page 746, R.O.D.C.,

Tennessee, hereby agree, covenant, and bind myself/ourselves, our heirs,

and assigns that this structure shall not be used as living quarters, for

commercial activity, or any use incongruous with the current Zoning

Regulations.

This 12 day of JULY, 1995.

Billy Spaulding
Name

12610 OLD HICKORY BLVD
Address (Street and No.)

Antioch TN
City and State

Name 0268 07/12 0101 01CASH 8.00

Address (Street and No.)

City and State

STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

Before me,

Helen F. Field, a Notary

Public in and for the said State and County, personally appeared

Billy Spaulding

with whom I am personally acquainted, and who upon oath, acknowledged

Billy Spaulding to be the owner(s) of the property therein described,

executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at

Nashville

Tennessee, this 12th day of July, 1995

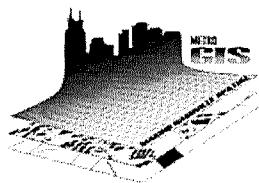
Helen F. Field
Notary Public

My Commission expires:

My Commission Expires July 26, 1996

007812
DEPT. OF CODES
PICK-UP

95 JUL 12 AM 9:49
FELIX DAVIDSON COUNTY, TN
REGISTER



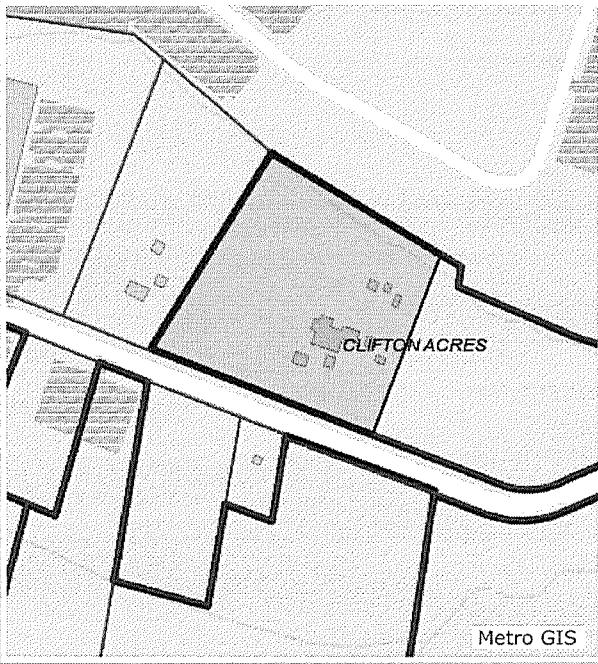
Nashville Planning Department

800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

maps.nashville.gov

Parcel Details		
Parcel ID:	17500012900	
Parcel Address:	12610 OLD HICKORY BLVD ANTIOCH, TN 37013	
Owner:	SPAULDING, BILLY	
Acquired Date:	8/18/1977	
Sale Price:	\$ 0.00	
Sale Instrument:	RD-00005281 0000746	
Mailing Address:	12610 OLD HICKORY BLVD ANTIOCH, TN 37013	
Legal Description:	LOT 1 CLIFTON ACRES	
Acreage:	4.69	
Frontage Dimension:	498	
Side Dimension:	499	
Parcel Instrument:	PL-00005050 0000084	
Parcel Instrument Date:	7/20/1977	
Census Tract:	37015630	
Tax District:	USD	
Council District:	33	
Land Use Description:	SINGLE FAMILY	
Zoning		Hide
Zone Code:	AR2A	
Zone Description:	AGRICULTURAL/RESIDENTIAL REQUIRES A MINIMUM LOT SIZE OF 2 ACRES AND INTENDED FOR USES THAT GENERALLY OCCUR IN RURAL AREAS, INCLUDING SINGLE-FAMILY, TWO-FAMILY, AND MOBILE HOMES AT A DENSITY OF ONE DWELLING UNIT PER 2 ACRES. THE AR2A DISTRICT IS INTENDED	
Effective Date:	12/23/1974	
Ordinance:	073-650	
Case Number:		
Owner History		Hide
Owner Name:	SPAULDING, BILLY	
Acquired Date:	8/19/1977	
Sale Instrument:	RD-00005281 000074	
Mailing Address:	12610 OLD HICKORY BLVD, ANTIOCH TN 37013	
Mailing Country:	US	
Sale Amount:	\$ 0.00	
Owner Name:	SPAULDING, BILLY	
Acquired Date:	8/19/1977	
Sale Instrument:	DB-00005186 000087	
Mailing Address:	12610 OLD HICKORY BLVD, ANTIOCH TN 37013	
Mailing Country:	US	
Sale Amount:	\$ 0.00	
Owner Name:	MEACHAM, CLIFTON ET UX	
Acquired Date:	3/1/1955	
Sale Instrument:	DB-00002345 0000479	
Mailing Address:	1905 MURFREESBORO RD., NASHVILLE TN 37217	
Mailing Country:	US	
Sale Amount:	\$ 0.00	
Owner Name:	MEACHAM, CLIFTON ET UX	
Acquired Date:	2/28/1955	
Sale Instrument:	DB-00002345 000047	
Mailing Address:	5301 LOUISIANA AVENUE, NASHVILLE TN 37209	

Nashville / Davidson County Parcel Viewer



July 26, 2021

polygonsLayer

Ownership Parcels

Historic Neighborhood Conservation Overlay Planned Unit Development

Residential Accessory Structure Overlay

Zoning

14,514
0.2 mi
0.3 Km

Made by: Metro GIS

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 175 00 0 129.00
Current Owner: SPAULDING, BILLY
Mailing Address: 12610 OLD HICKORY BLVD
ANTIOCH, TN 37013
Zone: 8
Neighborhood: 6301

Location: 12610 OLD HICKORY BLVD
Land Area: 4.69 Acres
Most Recent Sale Date: 08/19/1977
Most Recent Sale Price: \$0
Deed Reference: 00005281-0000746
Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2021
Land Value: \$262,600
Improvement Value: \$444,500
Total Appraisal Value: \$707,100

Assessment Classification*: RURAL
Assessment Land: \$65,650
Assessment Improvement: \$111,125
Assessment Total: \$176,775

LEGAL DESCRIPTION

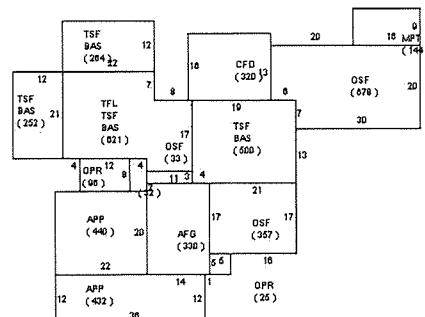
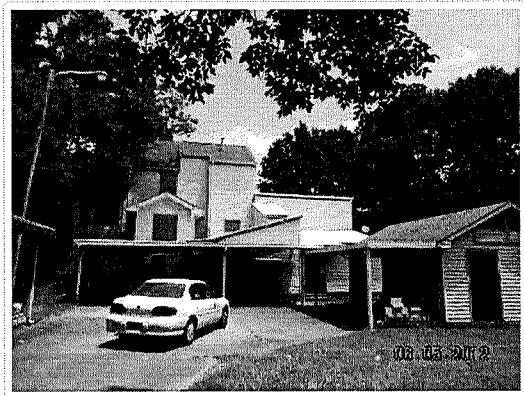
LOT 1 CLIFTON ACRES

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE
FAM
Year Built: 1978
Square Footage: 4,963
Number of Living Units: 1
Building Grade: C
Building Condition:
Average

Rooms: 11
Beds: 5
Baths: 2
Half Bath: 0
Fixtures: 8

Exterior Wall: FRAME
Frame Type: TYPICAL
Story Height: TWO STY
Foundation Type: CRAWL
Roof Cover: ASPHALT



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



Erica S. Gilmore, Metropolitan Trustee
P.O. Box 196358
Nashville, TN 37219-6358

Printed Date: 07/26/2021
ACCOUNT # 17500012900
BILL # 2020-233003

QUESTIONS: (615) 862-6330

2020 REAL PROPERTY TAX STATEMENT

RETAIN THIS PORTION FOR YOUR TAX RECORDS.

Owner Address SPAULDING, BILLY 12610 OLD HICKORY BLVD ANTIOCH, TN 37013	
Property Address 12610 OLD HICKORY BLVD	
Classification Residential	
Legal Description LOT 1 CLIFTON ACRES	
Acres 4.69	Council District 33
Land Value Improvement Value Personal Property Total Value Exemption Equalization Factor Assessed % Assessed Value Tax Rate Base Tax Rollback Tax Interest Due Prior Payments Balance Due	\$ 220,400.00 \$ 398,300.00 \$ 0.00 \$ 618,700.00 No 0.0000 25 \$ 154,675.00 4.2210 \$ 6,528.84 \$ 0.00 \$ 0.00 \$ 6,528.84 \$ 0.00

Your taxes are distributed as follows:

Fund Description	Rate	GSD Tax	USD Tax	Amount
GSD GENERAL FUND	1.67500	2,590.81	0.00	2,590.81
GSD DEBT SERVICE	0.56700	877.01	0.00	877.01
GSD SCHOOL DEBT SERVICE	0.20600	318.63	0.00	318.63
GSD SCHOOLS GENERAL PURPOSE	1.29000	1,995.31	0.00	1,995.31
USD DEBT SERVICE	0.07400	0.00	114.46	114.46
USD FIRE PROTECTION	0.05000	77.34	0.00	77.34
USD GENERAL FUND	0.35900	0.00	555.28	555.28
Total Base Tax	4.2210	\$ 5,859.10	\$ 669.74	\$ 6,528.84

Payment History

Original Tax Due	6,528.84
Adjustments	0.00
Interest Accrued	0.00
Previous Base Tax Payments	6,528.84
Previous Interest Payments	0.00
Current Base Tax Due	0.00
Current Interest Due	0.00
Total Current Amount Due	0.00

ADA (615) 862-6330

CUT OR TEAR ALONG THIS LINE



Erica S. Gilmore, Metropolitan Trustee
P.O. Box 196358
Nashville, TN 37219-6358

PAY ONLINE AT: nashville.gov/trustee

ACCOUNT 17500012900	BILL # 2020-233003
------------------------	-----------------------

PROPERTY ADDRESS 12610 OLD HICKORY BLVD
--

NO AMOUNT NEEDS TO BE REMITTED

Current Amount Due : **\$ 0.00**

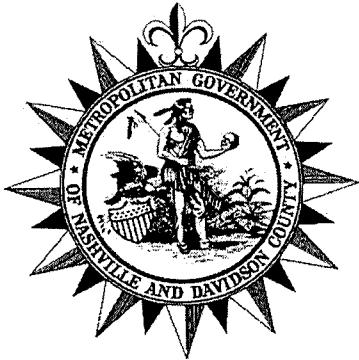
Important: Return this portion with
your payment. Use the address
below for current payment only.

Make check payable to:

SPAULDING, BILLY
12610 OLD HICKORY BLVD
ANTIOCH, TN 37013

Metropolitan Trustee
Real Property Tax Dept.
P O BOX 196358
Nashville, TN 37219-6358

*Erica S. Gilmore, Metropolitan Trustee
Property Tax Payment*



2020

THANK YOU FOR YOUR PAYMENT!

ADDRESS INFORMATION		Account	17500012900	Bill	20-233003
12610 OLD HICKORY BLVD	NASHVILLE	Receipt	4319954	Date	Nov 19, 2020
		Received By	FHB LOCKBOX		
		Received By	FHB LOCKBOX		

APPRAISAL INFORMATION		PAYMENT INFORMATION	
Classification	RESIDENTIAL	Previous Balance	\$6,528.84
Land Value	\$220,400.00	Tax Paid Today	\$6,528.84
Improvement	\$398,300.00	Interest Paid Today	\$0.00
Total Value	\$618,700.00		
Assessed Percent	25	Total Paid Today	\$6,528.84
Assessed Value	\$154,675.00		
Tax Rate	4.221000000		
Total Base Tax	\$6,528.84		

METHOD	PAID BY	AMOUNT
Ck#999999	FHB LOCKBOX	\$6,528.84
PAID		

BALANCE DUE **\$0.00**

CUT OR TEAR ALONG THIS LINE

SPAULDING, BILLY
12610 OLD HICKORY BLVD
ANTIOCH, TN 37013

Metropolitan Trustee
PO BOX 305012
Nashville, TN 37230-5012

**12610 OLD HICKORY BLVD**

Erica S. Gilmore
Metropolitan Trustee

DS MapNum GP CtrlMap Parcel I S-I
00 175 129.00 R 000

(C) is for separate City Tax, (C/A) for City Tax Addon
(ADD) is for County Tax Addon
(BK) for Bankruptcy
(CM) for Clerk&Master
(AP) for Under Appeal

Deed Information

Owner: SPAULDING, BILLY

Address: 12610 OLD HICKORY BLVD
ANTIOCH, TN 37013

Parcel Details**Plat Information**

Property Address: 12610 OLD HICKORY BLVD

Book: Page: Date:

Subdivision: LOT 1 CLIFTON ACRES
Dimensions: Fr:498, S:1:499, SF:498
Calculated Acres: 4.6
Deeded Acres: 4.69

Parcel History

Year	Bill#	Name	Date	Base Tax	Total Paid	Balance Due	Method	Details	Payee
2020	233003	SPAULDING, BILLY	2020-11-19	6,528.84	6,528.84	0.00	CHECK	999999	FHB LOCKBOX
2019	232832	SPAULDING, BILLY	2019-11-18	4,879.99	4,879.99	0.00	CHECK	3723	SPAULDING, BILLY
2018	233433	SPAULDING, BILLY	2019-01-10	4,879.99	4,879.99	0.00	CHECK	999999	FTB LOCKBOX
2017	234155	SPAULDING, BILLY	2017-11-16	4,879.99	4,879.99	0.00	CHECK	999999	FTB LOCKBOX
2016	235391	SPAULDING, BILLY	2017-01-12	4,703.41	4,703.41	0.00	CHECK	999999	FTB LOCKBOX
2015	255563	SPAULDING, BILLY	2015-11-12	4,703.41	4,703.41	0.00	CHECK	123	FTB LOCKBOX
2014	255550	SPAULDING, BILLY		4,703.40	4,703.41	0.00	N/A	N/A	N/A
2013	232719	SPAULDING, BILLY		4,703.40	4,703.41	0.00	N/A	N/A	N/A
2012	132078	SPAULDING, BILLY		5,049.13	5,049.13	0.00	N/A	N/A	N/A
2011	230413	SPAULDING, BILLY		4,474.88	4,474.88	0.00	N/A	N/A	N/A
2010	230227	SPAULDING, BILLY		4,474.88	4,474.88	0.00	N/A	N/A	N/A

Map & Parcel No.: 175 00 0 129.00

Location Address: 12610 OLD HICKORY BLVD NASHVILLE

Building Square Footage

Building Sketch

Sub Area *	Sketched Area	Finished Area	
AFG ATT FR GAR	330	0	
APP ATT PREFB CP	872	0	
BAS BASE AREA	1,637	1,637	
CFD ATT CVR DECK	320	0	
MPT MAS PATIO	144	0	
OPR OPEN PORCH	121	0	
OSF FRAME ADD	1,068	1,068	
TFL THIRD FLR	621	621	
TSF TWO STY FR	1,637	1,637	
Total	6,750	4,963	

Building Attributes

Room and Baths

Property Type: SINGLE FAM Exterior Wall: FRAME

Number of Rooms: 11

Year Built: 1978 **Building Condition:** Average
Story Height: TWO STY **Foundation Type:** CRAWL
Living Units: 1 **Roof Cover:** ASPHALT
Number of Beds: 5 **Number of Units:** 4,963
Number of Baths: 2 **Condition:** AV
Number of Half Bath: 0 **Year Built**:** 1998
Number of Fixtures: 8

Building Special Features

Improvement Type

Improvement Type	Quantity	Units	Condition	Year Built**
CCAI - CENT AIR	1	4,963	AV	1998

Supporting Improvements

Improvement Type

Improvement Type	Quantity	Units	Condition	Year Built**
DCAR - DET CARPORT	1	17X24	AV	1998
DCAR - DET CARPORT	1	20x20	FR	2011
DCAR - DET CARPORT	1	20x20	FR	2011
DWSH - DET WRKSHOP	1	16X24	AV	1998
LEAN - LEANTO	2	8X24	AV	1998
LEAN - LEANTO	1	8x24	AV	2011
LEAN - LEANTO	1	8x24	AV	2011

* Square Footage may include more than one of this sub area type.

** The Assessor's Office did not begin entering certain "Improvement Type" data until 1998. As a result, some improvements completed prior to 1998 indicate a year "Built" of 1998.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }THE ACTUAL CONSIDERATION OR VALUE, WHICH-
EVER IS GREATER, FOR THIS TRANSFER IS \$ 24,000.00Attest: WM. D. YEARGIN, JR.
SUBSCRIBED AND SWEORN TO BEFORE ME, THIS THE
8th DAY OF April 19 76

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)THIS INSTRUMENT PREPARED BY
THOMAS HAMILTON & BALLIN107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME			ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:		MAP-PARCEL NUMBERS		
M/M Wm. D. Yeargin, Jr. (NAME)	NATIONAL MORTGAGE COMPANY (NAME)		175-00-12		
400-A Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)		2D-22130		
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)				

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED
GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LYTLE C. JACKSON and wife, HAZEL JACKSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND
CONVEY UNTO WILLIAM D. YEARGIN, JR., and wife, PAULA J. YEARGINHEREINAFTER CALLED THE GRANTEEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN
DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:BEING located in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee,
and more particularly described as follows:

9
8
9
L
BEGINNING at a point in the center line of Old Hickory Boulevard, the Southeast corner
of tract conveyed to C. W. Mitchell and wife, Lelia Harlan Mitchell, by J. E. Nance, Jr.,
and wife, Hilda Baker Nance, by deed of record in Book 1235, page 79, Register's Office
for Davidson County, Tennessee; running thence North 72 degrees 40' West 185.72 feet to
a point in the center of said Old Hickory Boulevard; thence North 17 degrees 20' East
606.6 feet to a stake in the northeastern boundary line of said tract conveyed by J. E.
Nance, Jr., and wife, as aforesaid; thence South 52 degrees 45' East 157.2 feet to a post;
thence South 57 degrees 35' East 150 feet to a post and rock, the northeast corner of said
tract; thence South 29 degrees 5' West 525 feet to point of BEGINNING, containing 3 acres,
more or less.

BEING the same property conveyed to Lytle C. Jackson and wife, Hazel Jackson by deed from
Lelia Harlan Mitchell, a widow, of record in Book 2283, page 289, Register's Office for
Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public
record and to any Restrictions of record.unimproved property, known as 400-A Old Hickory Boulevard, Antioch, Tn. 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said
GRANTEEES, their heirs and assigns, forever, and we do covenant with the said GRANTEEES that we are lawfully seized and possessed of said
land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant
and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEEES, their
heirs and assigns, against the lawful claims of all persons whatsoever. Wherever used, the singular number shall include the plural, the plural
the singular, and the use of any gender shall be applicable to all gendersWitness OUR hand S this 8th day of April, 19 76X HAZEL JACKSON LYTLE C. JACKSON

STATE OF TENNESSEE
DAVIDSON County

Book 5014 PAGE 291

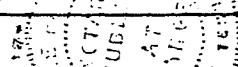
Personally appeared before me, the undersigned
said County and State, the within named Lytle C. JACKSON and wife, Hazel Jackson

the bargainer, with whom I am personally acquainted, and who acknowledged that they
executed the within instrument for the purposes therein contained. Witness my hand and official seal at
Nashville, Tennessee, this 8th day of April 1976

Commission expires 1-30-79

Notary Public

STATE OF TENNESSEE
County



Before me, a Notary Public within and for the
State and County aforesaid, personally appeared
and (his oath) (himself) with whom I am personally acquainted and who
upon (their several oaths) acknowledged (themselves) to be the
and respectively of the
the within named bargainer, a corporation, and that (he) as such
(they) and, being authorized so to do, executed the foregoing instrument for the
purposes therein contained by signing the name of the corporation by the said
as such, and attesting the same by the said
as such

Witness my hand and official seal at office at _____ on this the _____
day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED	FROM	TO				
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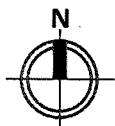
D 44152
REFERENCE
APR 12 9 13 AM '76
FILER
LAW OFFICES OF
JAMES L. COOPER
ATTORNEY
FOR DEFENDANT
MURKIN, JR.
MURKIN, JR.

Delta Title Company

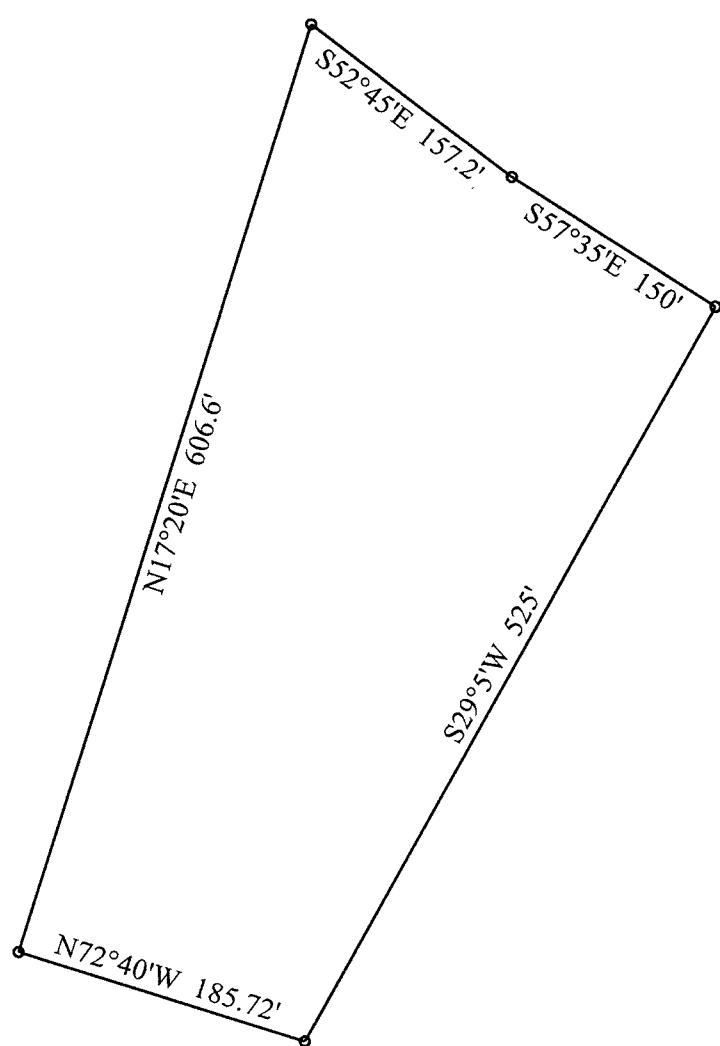
Title Guaranteed

1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

CO	24,000.00	MO
WD	4.00	MS
TD	ST	62.40
CC	ST	
MR	PF	.50
UCC		TOTAL 66.90



Scale: 1 inch = 120 feet
Area: 3.110 acres (135,491.40 square feet)



1. N72°40'W 185.72'
2. N17°20'E 606.6'
3. S52°45'E 157.2'
4. S57°35'E 150'
5. S29°5'W 525'

DAVIDSON COUNTY CHATTEL MORTGAGE

1974

FOR WHICH THE SAID HARRY NUSSBAUM AGREE TO PAY THE SAID AGENT FOR THE USE OF SAID PROPERTY, THE SUM OF THIRTY DOLLARS, MONTHLY RENT, AND EXECUTED THEREFORE (THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED) THE FOLLOWING NOTES, VIZ: FIFTY NINE NOTES IN THE SUM OF \$30.00 EACH, OF EVEN DATE HEREWITH, WITHOUT INTEREST, NUMBERED CONSECUTIVELY FROM TWO TO SIXTY. THE RECEIPT OF THIRTY DOLLARS IN CASH IS HEREBY ACKNOWLEDGED FOR THE FIRST MONTHS RENT. LESSORS HEREBY AGREE AND BIND THEMSELVES NOT TO LEASE OR RENT ANY OF THEIR THREE REMAINING STORES NOS. 1600-1600A OR 1602 CEDAR STREETS FOR A LIQUOR STORE DURING THE TERM OF THIS LEASE. THIS LEASE SHALL BECOME NULL AND VOID AND SHALL BE CANCELLED IN THE EVENT OF THE PASSAGE OF ANY LAW PROHIBITING THE SALE OF LIQUOR AT THIS LOCATION.

IT IS UNDERSTOOD AND AGREED THAT THE SAID PREMISES ARE RECEIVED BY THE LESSEE IN GOOD ORDER AND CONDITION AND THAT THEY ARE TO BE KEPT AND RETURNED IN THE LIKE GOOD ORDER AND CONDITION, UPON THE EXPIRATION OF THE LEASE OR TERMINATION OF THE TENDENCY BY FORFEITURE OR OTHERWISE, ORDINARY WEAR EXCEPTED; AND, ON FAILURE, THE LESSORS MAY HAVE THEM PUT IN THE STIPULATED CONDITION AT THE USUAL AND CUSTOMARY PRICES OF WORK, AND HOLD THE SAID LESSEE ACCOUNTABLE FOR THE EXPENDITURE REQUIRED, OR HOLD THE SAID LESSEE LIABLE FOR DAMAGES, AT HIS OPTION. IT IS FURTHER UNDERSTOOD AND AGREED THAT THE SAID LESSEE CANNOT RENT OR SUBRENT SAID PREMISES OR ANY PART THEREOF, TO ANY PERSON OR PERSONS WHATEVER, OR TO MAKE ANY CHANGE OR ALTERATIONS IN SAID BUILDINGS, WITHOUT THE CONSENT OF THE LESSORS IN WRITING. AND IN CASE OF THE FAILURE TO PAY ANY OF THE RENT NOTES, OR ANY PART THEREOF, AS THE RESPECTIVELY FALL DUE, OR TO GIVE NOTES ACCORDING TO THE TERMS AND STIPULATIONS OF A CLAUSE INSERTED IN THIS LEASE FOR THAT PURPOSE, OR ON FAILURE TO COMPLY WITH ANY OF THE CONDITIONS HEREIN NAMED, THE LESSORS MAY CONTINUE THE LEASE AND RECOVER DAMAGES FOR FAILURE, OR MAY ELECT, WITHIN TEN DAYS AFTER DISCOVERY OF SUCH FAILURE, TO ENTER AND TAKE POSSESSION OF SAID PREMISES FOR SAID BREACH, AND RENT THE SAME TO SUCH TENANTS AS, IN THE DISCRETION OF THE LESSORS, MAY BE SUITABLE AND PROPER TO OCCUPY THE PREMISES, AND HOLD THE LESSEE RESPONSIBLE FOR ANY LOSS THAT MAY OCCUR IN RENTING AND FOR ANY DAMAGE DONE TO SAID PREMISES; AND \$30 FOR EACH AND EVERY FAILURE OR BREACH DURING THE CONTINUANCE OF THIS LEASE AND THE FAILURE TO CONSIDER THE LEASE FORFEITED OR ONE FAILURE OR BREACH SHALL NOT BE A WAIVER OF THE LESSOR'S RIGHT TO ELECT FOR ANY SUBSEQUENT BREACH, THE RIGHT BEING A CONTINUING ONE. IT IS FURTHER AGREED, THAT, UPON THE EXPIRATION OF THE LEASE, OR UPON THE TERMINATION THEREOF, BY ELECTRON AS AFORESAID OR OTHERWISE, THE SAID LESSEE WILL GIVE PEACEABLE AND QUIET POSSESSION OF THE PREMISES TO THE LESSORS. IT IS FURTHER UNDERSTOOD AND AGREED THAT THE TERMS AND STIPULATIONS OF THIS LEASE SHALL CONTINUE IN FULL FORCE AND EFFECT DURING THE OCCUPANCY OF SAID PREMISES BY THE LESSEE, AND SHALL APPLY TO ANY FUTURE RENTING, BY PAROL OR OTHERWISE, OF ANY PORTION OF THE PREMISES, UNLESS OTHERWISE AGREED UPON IN WRITING AT THE TIME OF SUCH SUBSEQUENT RENTING. IT IS FURTHER UNDERSTOOD AND AGREED THAT THE SAID LESSEE WILL PAY SAID RENTS IN MANNER AFORESAID, EXCEPT SAID PREMISES SHALL BE DESTROYED OR RENDERED UN- TENANTABLE BY FIRE; THEN, IN SUCH CASE, SAID LESSEE AGREES TO PAY SUCH PROPORTION OF THE RENT AS MAY BE DUE AT THE TIME OF SUCH FIRE OR OTHERWISE UNAVOIDABLE ACCIDENT.

THE SAID LESSEE AGREE TO REPORT TO THE SAID PARTY OF THE FIRST PART, ON OR BEFORE THE 1ST DAY OF JANUARY 1944 WHETHER HE WILL CONTRACT OR RENT SAID PROPERTY

FOR ANOTHER YEAR, AND IF NOT WILL ALLOW THE SAME TO BE LABELED FOR RENT. IT IS FURTHER AGREED THAT NO REPAIRS SHALL BE AT OWED OR PAID FOR BY SAID AGENT ON SAID PREMISES UNLESS NAMED IN THIS CONTRACT.

THIS THE 15TH DAY OF JUNE 1939

HARRY NUSSBAUM
HARRY STRAVINSKY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) SS.

PERSONALLY APPEARED BEFORE ME, J. J. LUTIN, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED LESSOR AND LESSEE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THEM WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 15TH DAY OF JUNE, 1939.

(SEAL) J. J. LUTIN, NOTARY PUBLIC

MY COM. EXPIRES OCT. 8, 1939.
RECEIVED SEPT. 20, 1939 AT 3:15 P.M.

NUMBER 2539
R. H. BONDS
TO SOUTHERN BELL TEL & TEL CO.

V. J. A. E. REC'D. 1074 | 621
CLEARANCE PERMIT

\$60.00 RECEIVED OF THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, SIXTY AND 00/100 DOLLARS, INCONSIDERATION OF WHICH I HEREBY GRANT UNTO SAID COMPANY ITS ASSOCIATED AND ALLIED COMPANIES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHT TO TRIM AND CUT TREES SO AS TO CLEAR AND KEEP CLEARED AT LEAST 10 FEET, THE WIRES OF SAID COMPANY'S LINES NOW LOCATED ON OR ADJACENT TO MY PROPERTY IN THE CITY OF _____ COUNTY OF DAVIDSON, STATE OF TENNESSEE AND THE FURTHER RIGHT TO CUT DOWN, FROM TIME TO TIME, ALL DEAD, WEAK, LEANING OR DANGEROUS TREES THAT ARE TALL ENOUGH TO REACH THE WIRES IN FALLING; SAID SUM BEING RECEIVED IN FULL PAYMENT FOR THE RIGHTS HEREIN GRANTED. THIS PERMIT WILL BECOME VOID TWENTY YEARS FROM THE DATE HEREON.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF SEPTEMBER, 1939, AT ANTILOCH, TENN.

R. H. BONDS, (L.S.)
R. H. BONDS, (L.S.)
LAND OWNER

STATE OF TENNESSEE) PERSONALLY APPEARED BEFORE ME, THE
COUNTY OF DAVIDSON) UNDERSIGNED, A NOTARY PUBLIC IN AND
FOR SAID COUNTY

R. H. BONDS

THE WITHIN NAMED BARGAINER WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE () EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND NOTARIAL SEAL ON THIS THE 19TH DAY OF SEPTEMBER 1939.
(SEAL) R. L. HARDING, NOTARY PUBLIC
COMMISSION EXPIRES 7TH DAY OF APRIL 1940.

TOLL LINE MASHVILLE-CHATTANOOGA
OR
EXCHANGE LINE {
TRIBUTARY TO }
.

POLES ARE LOCATED ON PRIVATE PROPERTY AND IN STREETS AND HIGHWAYS AS SHOWN ON
THE FOLLOWING DIAGRAM.

NUMBER 25297
AMERICAN SHOE MACHINERY & TOOL COMPANY
TO SALES CONTRACT
H. G. CAMPBELL

לעון 1, מודול 1, מודול 1

ARKANSAS
FLORIDA
GEORGIA
CONNECTICUT
IDAHO
IOWA
KANSAS
KENTUCKY
MASSACHUSETTS
NEW HAMPSHIRE
NEW JERSEY
NEW MEXICO
NEVADA
NEW JERSEY
NEW YORK
OREGON
PENNSYLVANIA
RHODE ISLAND
SOUTH DAKOTA
TENNESSEE
VERMONT
VIRGINIA
WISCONSIN
WYOMING
DISTRICT OF COLUMBIA

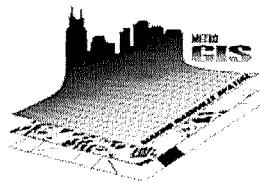
ACCOUNT NO. 2
CITY NASHVILLE
STATE TENN.
DATE SEPTEMBER 14, 1939.
THE UNDERSIGNED SELLER, AMERICAN SHOE MACHINERY & TOOL COMPANY, ST. LOUIS MO.
A MISSOURI CORPORATION, HEREBY SELLS, AND THE UNDERSIGNED PURCHASER, SUBJECT TO THE
TERMS AND CONDITIONS HERINAFTER SET FORTH, THE FOLLOWING MACHINERY, DELIVERY AND
ACCEPTANCE OF WHICH IS HEREBY ACKNOWLEDGED BY PURCHASER, VIZ.:
STITCHER, NO. 39065 MODEL "TC" CRUVED NEEDLE STITCHER 110 VOLT ELECTRIC HEAT
FINISHER, NO. MODEL LANDIS R. H. 80 LINE 12 FEET LONG
MOTOR, NO. KIND
OTHER ARTICLES:
KIND

FOR WHICH PURCHASE, WHICH IS TO OCCUR ON 113 AUGUST, 1921, PAYABLE AS FOLLOWS: \$1000 PAYMENTS TO BE PAID IN HAND, AND \$612 HUNDRED TWENTY SIX AND 75/100 AND BALANCE OF \$_____ TO BE PAID IN EQUAL MONTHLY INSTALLMENTS OF \$18.00 EACH, FIRST PAYMENT TO START ON OCTOBER 1ST, 1921, AND SAME DATE OF EACH MONTH THEREAFTER UNTIL PAID IN FULL, EVIDENCED BY ONE NEGOTIABLE PROMISSORY NOTE OF EVEN DATE, BEARING INTEREST AT THE HIGHEST LAWFUL RATE PER ANNUM FROM DATE OF MATURITY OF EACH PAYMENT.

(CASH OPTION PRIVILEGE)

TITLE AND OWNERSHIP TO SAID CHATTTEL AND ANY AND ALL REPLACEMENTS THEREOF AND ADDITIONS THERETO SHALL REMAIN IN SELLER AND ITS ASSIGNS UNTIL SAID INDEBTEDNESS

SHALL HAVE BEEN FULLY PAID, AT WHICH TIME OWNERSHIP SHALL PASS TO PURCHASER.
NASHVILLE, TENN., AND SAID PROPERTY COVERED HEREBY SHALL REMAIN AT ALL TIMES PER-
SONAL PROPERTY, REGARDLESS OF THE DEGREE OR MANNER OF ATTACHMENT TO REALTY OF
ANY BUILDING OR STRUCTURE THEREON. PURCHASER AGREES TO INSURE SAID CHATTEL AGAINST
LOSS BY FIRE FOR A SUM TO COVER THE BALANCE OWING TO SELLER; POLICY OF SAID INSUR-
ANCE TO BE DELIVERED TO SAID SELLER, SAID INSURANCE TO BE PAYABLE TO SAID
SELLER AND TO THE SAID PURCHASER AS THEIR RESPECTIVE INTERESTS MAY APPEAR, AND
IN DEFAULT OF SO DOING, THE PURCHASER SHALL BE RESPONSIBLE AS SUCH INSURER, AND
PURCHASER AGREES TO PROMPTLY PAY WHEN DUE ALL TAXES ASSESSMENTS, LICENSE FEES OR
OTHER PUBLIC CHARGES THAT MAY BE LEVIED AGAINST OR UPON SAID CHATTEL AND TO SAT-
ISFY ANY AND ALL LIENS THAT MAY BE IMPRESSED UPON OR AGAINST THE SAME.
THE PURCHASER HEREBY AGREES NOT TO REMOVE SAID CHATTELS FROM THE PREMISES
WHERE LOCATED WITHOUT THE WRITTEN CONSENT OF THE SELLER. IF ANY OF SAID INDEBT-
NESS SHALL BECOME DUE AND REMAIN UNPAID OR IF CHATTEL IS REMOVED OR ATTEMPTED TO
BE REMOVED OR IN ANYWISE DISPOSED OF OR ENCUMBERED OR ATTEMPTED SO TO BE, OR
WHENEVER SELLER SHALL DEEM ITSELF OR ITS ASSIGNS SHALL DEEM THEMSELVES INSECURE,
OR SHALL ANY SURETY COMPANY ON ANY BOND GUARANTEEING PERFORMANCE OF ANY OF PUR-
CHASER'S OBLIGATIONS HEREUNDER, OR INDEMNIFYING SELLER OR ITS ASSIGNS OR THE
HOLDER OF SAID NOTE AGAINST LOSS THROUGH CONVERSION OR OTHERWISE, DESIRE TO WITHDRAW
FROM SAID BOND, THEN, IN ANY OF THE AFORESAID CASES, ALL OF THE UNPAID INSTALLMENTS
SHALL AT THE OPTION OF THE HOLDER HEREOF, WITHOUT NOTICE OF SAID OPTION TO ANYONE,
BECOME DUE AND PAYABLE AND PURCHASER AGREES TO RETURN SAID CHATTEL ON DEMAND, AND
SELLER OR ITS ASSIGNS MAY WITHOUT NOTICE OF DEMAND AND WITHOUT LEGAL PROCESS ENTER
INTO ANY PREMISES WHERE SAID CHATTEL MAY BE AND TAKE POSSESSION THEREOF AND MAKE
SUCH DISPOSITION AS MAY BE DEEMED BY SELLER OR ITS ASSIGNS DESIRABLE AND ALL PAY-
MENTS MADE SHALL BE RETAINED AS LIQUIDATED DAMAGES FOR THE USE OF SAID CHATTEL
AND NOT AS A PENALTY, OR SAID CHATTEL MAY BE SOLD WITH OR WITHOUT NOTICE AT PUBLIC
OR PRIVATE SALE AND THE PROCEEDS THEREOF LESS EXPENSES, CREDITED UPON THE AMOUNT
UNPAID AND IN EITHER EVENT, AS LIQUIDATED DAMAGES FOR THE BREACH OF THIS CONTRACT,
PURCHASER PROMISES AND AGREES TO PAY THE BALANCE FOR THE SAME. PURCHASER ADMITS NOTICE
OF THE INTENDED ASSIGNMENT OF THIS CONTRACT AND/OR NOTE AND AGREES THAT IF THIS
CONTRACT AND/OR NOTE BE ASSIGNED ALL PAYMENTS SHALL BE MADE TO ASSIGNEE ABSOLUTELY,
HEREBY WAIVING ALL RIGHTS NOW OR HEREAFTER EXISTING IN PURCHASES FAVOR AGAINST
SELLER TO MAKE ANY DEFENSE, COUNTER CLAIM OR CROSS-COMPLAINT TO ANY DEMAND OR
ACTION BROUGHT BY ASSIGNEE TO RECOVER PAYMENTS UNDER THIS CONTRACT AND/OR UPON
SAID NOTE OR TO RECOVER POSSESSION OF SAID CHATTELS, PURCHASER FURTHER AGREEING
THAT ALL CLAIMS OR DEMANDS ON PURCHASES PART AGAINST SELLER SHALL BE INDEPENDENT
OF ANY ACTION BY ASSIGNEE AGAINST PURCHASER, PURCHASER FURTHER AGREES TO TAKE GOOD
CARE OF SAID CHATTEL AND BE RESPONSIBLE FOR ITS LOSS OR DAMAGE BY FIRE OR OTHERWISE;
PURCHASER EXPRESSLY WAIVES ALL EXEMPTIONS AND HOMESTEAD LAWS AND ACKNOWLEDGES
RECEIPT OF A TRUE COPY OF THIS AGREEMENT.
IT IS UNDERSTOOD AND AGREED THAT NO OTHER AGREEMENT OR GUARANTY, VERBAL OR
WRITTEN, EXPRESS OR IMPLIED, SHALL LIMIT OR QUALIFY THE TERMS OF THIS CONTRACT.
ALL PAYMENTS TO BE MADE AT OFFICE OF AMERICAN SHOE MACHINERY & TOOL COMPANY.
THIS CONTRACT IS NOT VALID UNTIL ACCEPTED BY AMERICAN SHOE MACHINERY & TOOL



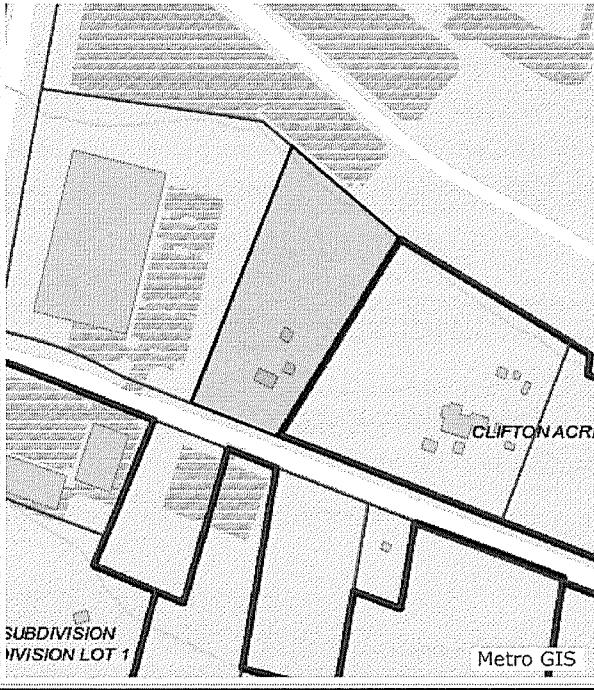
Nashville Planning Department

800 2nd Ave S

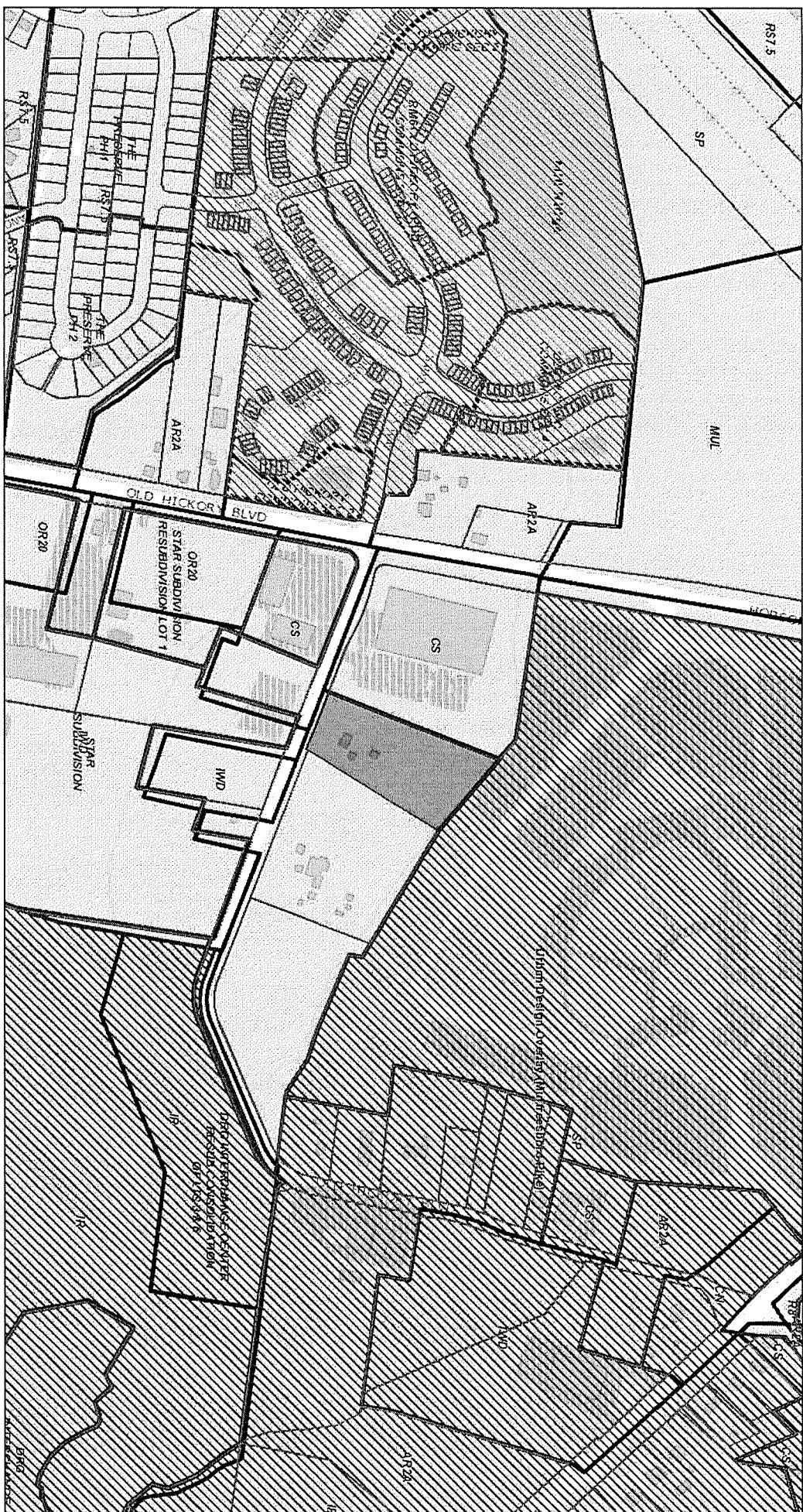
P.O. Box 196300

Nashville, TN 37219-6300

maps.nashville.gov

Parcel Details		
Parcel ID:	17500001200	
Parcel Address:	12622 OLD HICKORY BLVD ANTIOCH, TN 37013	
Owner:	YEARGIN, WILLIAM D. JR. ETUX	
Acquired Date:	4/7/1976	
Sale Price:	\$ 24,000.00	
Sale Instrument:	DB-00005014 0000290	
Mailing Address:	5985 STEWARTS FERRY PK MT JULIET, TN 37122	
Legal Description:	N SIDE OLD HICKORY BLVD E OF L & N R R	
Acreage:	3	
Frontage Dimension:	0	
Side Dimension:	0	
Parcel Instrument:	DB-00002283 0000289	
Parcel Instrument Date:	2/7/1954	
Census Tract:	37015630	
Tax District:	USD	
Council District:	33	
Land Use Description:	SINGLE FAMILY	
Zoning		Hide
Zone Code:	AR2A	
Zone Description:	AGRICULTURAL/RESIDENTIAL REQUIRES A MINIMUM LOT SIZE OF 2 ACRES AND INTENDED FOR USES THAT GENERALLY OCCUR IN RURAL AREAS, INCLUDING SINGLE-FAMILY, TWO-FAMILY, AND MOBILE HOMES AT A DENSITY OF ONE DWELLING UNIT PER 2 ACRES. THE AR2A DISTRICT IS INTENDED	
Effective Date:	12/23/1974	
Ordinance:	073-650	
Case Number:		
Owner History		Hide
Owner Name:	YEARGIN, WILLIAM D. JR. ETUX	
Acquired Date:	4/8/1976	
Sale Instrument:	DB-00005014 0000290	
Mailing Address:	5985 STEWARTS FERRY PK, MT JULIET TN 37122	
Mailing Country:	US	
Sale Amount:	\$ 24,000.00	
Owner Name:	JACKSON, L. C.	
Acquired Date:	2/8/1954	
Sale Instrument:	DB-00002283 000028	
Mailing Address:	ROUTE 2 400-A OLD HICKORY BLVD., ANTIOCH TN 37013	
Mailing Country:	US	
Sale Amount:	\$ 0.00	
Property History		Hide
Date Established:	2/8/1954	
Date Inactive:	Invalid Date	
Instrument:	DB-00002283 000028	
Acreage:	3.00	
Description:	N SIDE OLD HICKORY BLVD E OF L & N R R	
Frontage Dimension:	0.00	
Side Dimension:	0.00	
Assessments		Hide

Nashville / Davidson County Parcel Viewer



July 26, 2021

polygonsLayer

Ownership Parcels

Historic Neighborhood Conservation Overlay

Planned Unit Development

Residential Accessory Structure Overlay

1:4,514
0.05 0.1 0.2 mi
0.075 0.15
0.3 km

Made by: Metro GIS

GENERAL PROPERTY INFORMATION

Map & Parcel: 175 00 0 012.00
Current Owner: YEARGIN, WILLIAM D. JR.
ETUX
Mailing Address: 5985 STEWARTS FERRY PK
MT JULIET, TN 37122
Zone: 8
Neighborhood: 6301

Location: 12622 OLD HICKORY BLVD
Land Area: 3.00 Acres
Most Recent Sale Date: 04/08/1976
Most Recent Sale Price: \$24,000
Deed Reference: 00005014-0000290
Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2021
Land Value: \$168,000
Improvement Value: \$54,700
Total Appraisal Value: \$222,700

Assessment Classification*: RURAL
Assessment Land: \$42,000
Assessment Improvement: \$13,675
Assessment Total: \$55,675

LEGAL DESCRIPTION

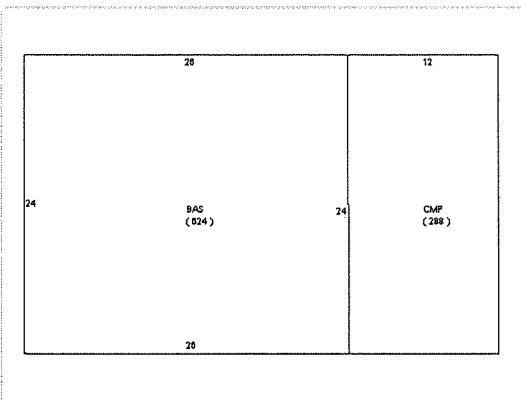
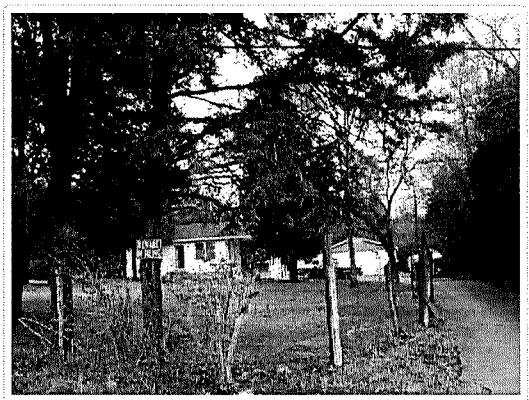
N SIDE OLD HICKORY BLVD E OF L & N R R

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE
FAM
Year Built: 1974
Square Footage: 624
Number of Living Units: 1
Building Grade: D
Building Condition: Fair

Rooms: 4
Beds: 1
Baths: 1
Half Bath: 0
Fixtures: 5

Exterior Wall: FRAME
Frame Type: RESD
FRAME
Story Height: ONE STY
Foundation Type: CRAWL
Roof Cover: ASPHALT



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



Erica S. Gilmore, Metropolitan Trustee
P.O. Box 196358
Nashville, TN 37219-6358

Printed Date: 07/26/2021
ACCOUNT # 17500001200
BILL # 2020-230983

QUESTIONS: (615) 862-6330

2020 REAL PROPERTY TAX STATEMENT

RETAIN THIS PORTION FOR YOUR TAX RECORDS.

Owner Address YEARGIN, WILLIAM D. JR. ETUX 5985 STEWARTS FERRY PK MT JULIET, TN 37122	
Property Address 12622 OLD HICKORY BLVD	
Classification Residential	
Legal Description N SIDE OLD HICKORY BLVD E OF L & N R R	
Acres 3.00	Council District 33
Land Value	\$ 141,000.00
Improvement Value	\$ 51,600.00
Personal Property	\$ 0.00
Total Value	\$ 192,600.00
Exemption	No
Equalization Factor	0.0000
Assessed %	25
Assessed Value	\$ 48,150.00
Tax Rate	4.2210
Base Tax	\$ 2,032.42
Rollback Tax	\$ 0.00
Interest Due	\$ 0.00
Prior Payments	\$ 2,032.42
Balance Due	\$ 0.00

Your taxes are distributed as follows:

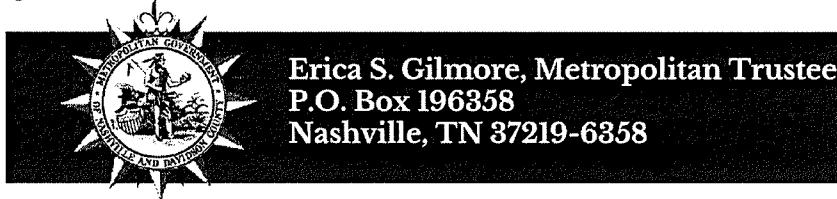
Fund Description	Rate	GSD Tax	USD Tax	Amount
GSD GENERAL FUND	1.67500	806.51	0.00	806.51
GSD DEBT SERVICE	0.56700	273.01	0.00	273.01
GSD SCHOOL DEBT SERVICE	0.20600	99.19	0.00	99.19
GSD SCHOOLS GENERAL PURPOSE	1.29000	621.14	0.00	621.14
USD DEBT SERVICE	0.07400	0.00	35.63	35.63
USD FIRE PROTECTION	0.05000	24.08	0.00	24.08
USD GENERAL FUND	0.35900	0.00	172.86	172.86
Total Base Tax	4.2210	\$ 1,823.93	\$ 208.49	\$ 2,032.42

Payment History

Original Tax Due	2,032.42
Adjustments	0.00
Interest Accrued	0.00
Previous Base Tax Payments	2,032.42
Previous Interest Payments	0.00
Current Base Tax Due	0.00
Current Interest Due	0.00
Total Current Amount Due	0.00

 ADA (615) 862-6330

CUT OR TEAR ALONG THIS LINE



PAY ONLINE AT: nashville.gov/trustee

ACCOUNT 17500001200 BILL # 2020-230983

PROPERTY ADDRESS
12622 OLD HICKORY BLVD

NO AMOUNT NEEDS TO BE REMITTED

Current Amount Due : **\$ 0.00**

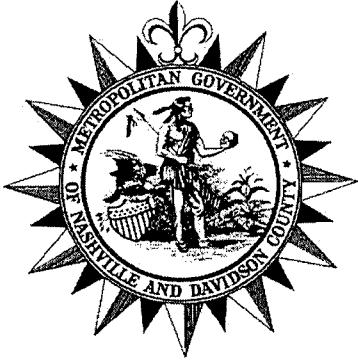
Important: Return this portion with
your payment. Use the address
below for current payment only.

Make check payable to:

YEARGIN, WILLIAM D. JR. ETUX
5985 STEWARTS FERRY PK
MT JULIET, TN 37122

Metropolitan Trustee
Real Property Tax Dept.
P O BOX 196358
Nashville, TN 37219-6358

*Erica S. Gilmore, Metropolitan Trustee
Property Tax Payment*



2020

THANK YOU FOR YOUR PAYMENT!

ADDRESS INFORMATION		Account	17500001200	Bill	20-230983
12622 OLD HICKORY BLVD	NASHVILLE	Receipt	4325560	Date	Dec 02, 2020
		Received By	FHB LOCKBOX		
		Received By	FHB LOCKBOX		

APPRAISAL INFORMATION		PAYMENT INFORMATION	
Classification	RESIDENTIAL	Previous Balance	\$2,032.42
Land Value	\$141,000.00	Tax Paid Today	\$2,032.42
Improvement	\$51,600.00	Interest Paid Today	\$0.00
Total Value	\$192,600.00	Total Paid Today	\$2,032.42
Assessed Percent	25		
Assessed Value	\$48,150.00		
Tax Rate	4.221000000		
Total Base Tax	\$2,032.42		

METHOD	PAID BY	AMOUNT
Ck#999999	FHB LOCKBOX	\$2,032.42

BALANCE DUE **\$0.00**

CUT OR TEAR ALONG THIS LINE

YEARGIN, WILLIAM D. JR. ETUX
5985 STEWARTS FERRY PK
MT JULIET, TN 37122

Metropolitan Trustee
PO BOX 305012
Nashville, TN 37230-5012



Erica S. Gilmore
Metropolitan Trustee

12622 OLD HICKORY BLVD

DS MapNum GP CtrlMap Parcel I S-I
00 175 12.00 R 000

(C) is for separate City Tax, (C/A) for City Tax Addon
(ADD) is for County Tax Addon
(BK) for Bankruptcy
(CM) for Clerk&Master
(AP) for Under Appeal

Deed Information

Owner: YEARGIN, WILLIAM D. JR. ETUX

Address: 5985 STEWARTS FERRY PK
MT JULIET, TN 37122

Parcel Details

Owner Information

Land Value: \$141,000.00
Improve Value: \$51,600.00
Total Value: \$192,600.00
Assessment: 25% * \$192,600.00 = \$48,150.00

Plat Information

Property Address: 12622 OLD HICKORY BLVD

Subdivision: N SIDE OLD HICKORY BLVD E OF L & N R R

Dimensions: N/A

Parcel History

Year	Bill#	Name	Date	Base Tax	Total Paid	Balance Due	Method	Details	Payee
2020	230983	YEARGIN, WILLIAM D. JR. ETUX	2020-11-30	2,032.42	2,032.42	0.00	CHECK	999999	FHB LOCKBOX
2019	230801	YEARGIN, WILLIAM D. JR. ETUX	2019-11-01	1,519.14	1,519.14	0.00	CHECK	999999	FTB LOCKBOX
2018	231399	YEARGIN, WILLIAM D. JR. ETUX	2018-11-30	1,519.14	1,519.14	0.00	CHECK	999999	FTB LOCKBOX
2017	232117	YEARGIN, WILLIAM D. JR. ETUX	2017-11-06	1,519.14	1,519.14	0.00	CHECK	999999	FTB LOCKBOX
2016	233349	YEARGIN, WILLIAM D. JR. ETUX	2016-12-05	2,051.41	2,051.41	0.00	CHECK	999999	FTB LOCKBOX
2015	258473	YEARGIN, WILLIAM D. JR. ETUX	2015-12-03	2,051.41	2,051.41	0.00	CHECK	123	FTB LOCKBOX
2014	255460	YEARGIN, WILLIAM D. JR. ETUX		2,051.41	2,051.41	0.00	N/A	N/A	N/A
2013	233434	YEARGIN, WILLIAM D. JR. ETUX		2,051.41	2,051.41	0.00	N/A	N/A	N/A
2012	131988	YEARGIN, WILLIAM D. JR. ETUX		1,685.75	1,685.75	0.00	N/A	N/A	N/A
2011	230107	YEARGIN, WILLIAM D. JR. ETUX		1,494.03	1,494.03	0.00	N/A	N/A	N/A
2010	230136	YEARGIN, WILLIAM D. JR. ETUX		1,494.03	1,494.03	0.00	N/A	N/A	N/A