

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE 811 1-800-351-1111.
- 2) PARCEL NUMBERS SHOWN THUS ( ) REFER TO TAX MAP 44-15.
- 3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 470040 0000 X, DATED: 00-00-00, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA. FLOOD ZONE:
- 4) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 5) THIS PROPERTY IS CURRENTLY ZONED: CS
- 6) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 7) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

TITLE EXCEPTIONS

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 2019-198, DATED 10/23/2019, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMITMENT. SCHEDULE B -SECTION II

EXCEPTION ITEM NO.

8. Subject to plan of record in Book 2, Page 101, Chancery Court of Nashville, TN.
9. Subject to Cross Parking Easement, as of record in Instrument No. 20150315-0022105, at the Register's Office of Davidson County, Tennessee.
10. Restrictions of record in Book 1633, Page 196, at said Registers Office.

DEED REFERENCE

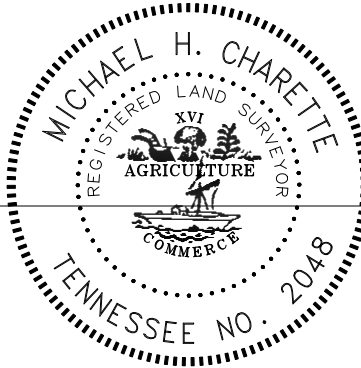
DEED INSTRUMENT No. 20111213-0096924  
REGISTER'S OFFICE of DAVIDSON COUNTY, TN  
OWNER OF RECORD: JIMMY M. AGEE & OAK TREE PARTNERS, LLC

TOTAL AREA

100,941 Sq. Ft. (2.32 ACRES ±)

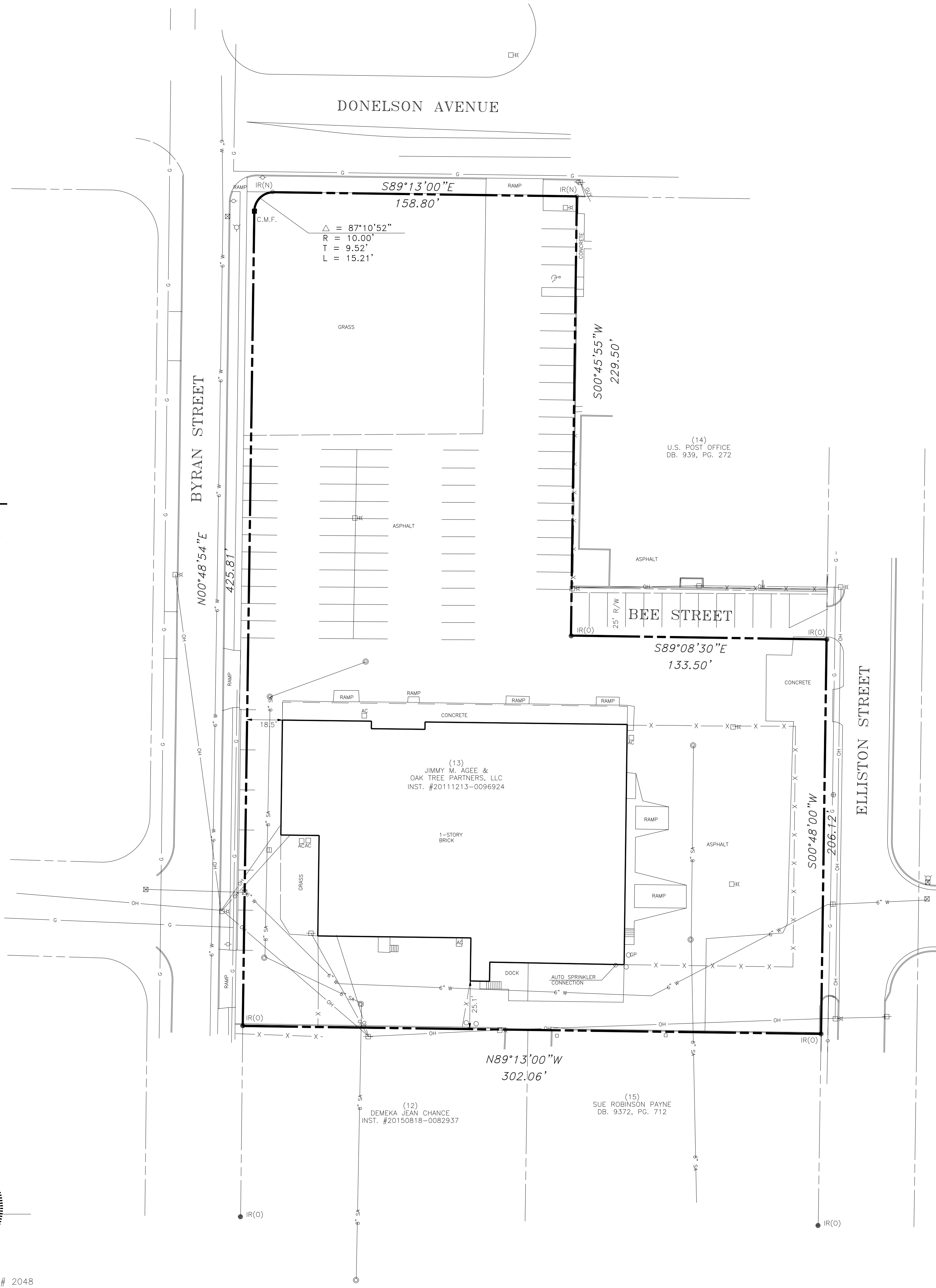
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA, and NSPS. The field work was completed on 11-14-19.

I further certify that this is a category 1 survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.



CHERRY LAND SURVEYING, INC.  
622 WEST IRIS DRIVE  
NASHVILLE, TENNESSEE 37204  
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E-MAIL: cherrylys@comcast.net

MICHAEL H. CHARETTE R.L.S. # 2048



STATE PLANE

LEGEND

|                     |   |         |
|---------------------|---|---------|
| WATER VALVE         | → | ⊠       |
| WATER METER         | → | ⊞       |
| FIRE HYDRANT        | → | ⊟       |
| GAS METER           | → | ⊠       |
| GAS VALVE           | → | ⊡       |
| IRON ROD NEW        | → | ○ IR(N) |
| IRON ROD OLD        | → | ● IR(O) |
| CLEAN-OUT           | → | ○ CO    |
| GUARD POST          | → | ○ GP    |
| SIGN POST           | → | ⊙       |
| CATCH BASIN         | → | ⊞       |
| MANHOLE             | → | ⊞       |
| UTILITY POLE        | → | ⊞       |
| LIGHT POLE          | → | ⊞       |
| PROPERTY LINE       | → | ---     |
| EDGE OF PAVEMENT    | → | ---     |
| EDGE OF CONC.       | → | ---     |
| WALL                | → | ---     |
| CURB                | → | ---     |
| OVERHEAD UTILITY    | → | OH      |
| WATER LINE          | → | W 6"    |
| SEWER LINE          | → | SA 8"   |
| GAS LINE            | → | G 4"    |
| STORM SEWER/CULVERT | → | ST 12"  |
| FENCE LINE          | → | X X     |

DESCRIPTION

LAND in the 4th Civil District, Davidson County, Tennessee, being part of Lot No. 5 on the Map of the subdivision of the Land of the Heirs of Robert Hadley, Deceased, as of record in Plan Book 2, Page 101, Chancery Court at Nashville.

BEING located on the east side of Bryan Street, the south side of Donelson Avenue, and the west side of Elliston Street, and being the property found in Deed Book 8621, Page 162, Register's Office, Davidson County, Tennessee. See Tax Map 44-15, Parcel 13, Tax Assessors Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Elliston Street, same being the southeast corner, of this tract and the northeast of Sue Robinson Payne; thence leaving road with line of Payne and Jean Chance North 89 degrees 13 minutes 00 seconds West 302.18 feet to an iron rod in the east margin of Bryan Street; thence with said margin North 0 degrees 48 minutes 54 seconds East 425.81 feet to a concrete monument; thence along a curve proceeding clockwise, having a deflection angle of 87 degrees 09 minutes 45 seconds, a radius of 10.00 feet, a tangent length of 9.52 feet, and a chord of North 45 degrees 07 minutes 01 second East 13.79 feet; thence along said curve an arc length of 15.21 feet to an iron rod in the south margin of Donelson Avenue; thence with said margin South 89 degrees 13 minutes 00 seconds East 158.80 feet to an iron rod in said margin; thence leaving road with line of United States Post Office property South 0 degrees 45 minutes 55 seconds West 229.50 feet to an iron rod; thence with south edge of 25- foot wide alley South 89 degrees 08 minutes 30 seconds East 133.50 feet to an iron rod in the west margin of Elliston Street; thence with said margin South 0 degrees 48 minutes 00 seconds West 206.00 feet to the point of beginning.

Being the same property conveyed to Jimmy M. Agee and Oak Tree Partners, LLC, as of record in Deed Instrument No. 2011213-0096924 at the Register's Office of Davidson County, Tennessee.

ALTA/NSPS LAND TITLE SURVEY  
OF

1111 DONELSON AVENUE  
PARCEL 13  
MAP 44-15

CITY OF OLD HICKORY  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

SCALE: 1" = 30' - DATE: DECEMBER 4, 2019

