



**6,536± sf Commercial Building on  
.6± Acres in Springfield, TN**

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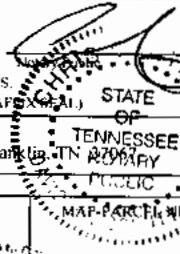
# Aerial Map



# Current Deed



RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067  
BOX 19-A

<b>WARRANTY DEED</b>		STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$550,000.00 <i>Wallace Dale Hamilton</i> Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF MAY, 2008.  MY COMMISSION EXPIRES (APR 2011)
Frankie Fletcher, Register Robertson County Tennessee Rec'd: 173137 Instrument #: 197948 Rec'd: 10.00 Recorded State: 2035.00 6/2/2008 at 9:35 AM Clerk: 1.00 in Record Book RDP: 2.00 1268 Total: 2048.00 Pgs 386-387		
THIS INSTRUMENT WAS PREPARED BY Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067		
ADDRESS NEW OWNER(S) AS FOLLOWS: Jay Madi Supermarket, Inc.	SEND TAX BILLS TO: Thomasville National Bank	MAP-PARCEL NUMBERS
(NAME) 110 New St #B2	(NAME) 301 N. Broad Street	MAY 2, 2011 Map 80P, GROUP A
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Thomasville, GA 37192	Parcel 12.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **WALLACE DALE HAMILTON, D/B/A DALE'S WESTSIDE MARKET**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAY MADI SUPERMARKET, INC.**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in ROBERTSON County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin, said pin being the most northwest corner of this tract and the most southwest corner of Gulf Service Station lot and continuing as follows: south 44 degrees, 46 minutes, east 218.32 feet to an iron pin in the line of the City of Springfield property; thence south 4 degrees 58 minutes west 116.16 feet to an iron pin; thence north 48 degrees, 49 minutes west 289.76 feet to a nail in the east margin of Tenn. Hwy. 49; thence north 42 degrees 56 minutes east 110.0 feet to the point of beginning, containing 0.64 acres as per survey by Jack L. Head & Associates, dated December 6, 1973.

Being the same property conveyed to Wallace Dale Hamilton, by Quitclaim Deed from Wanda G. Hamilton, dated December 15, 1988, filed for record on December 15, 1988, of record in Deed Book 292, Page 466. Register's Office for Robertson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved   
This is improved  property, known as 1302 5th Avenue, West, Springfield, TN 37172

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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.




# Current Deed



Witness our hands this 28th day of May, 2008.

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\_\_\_\_\_

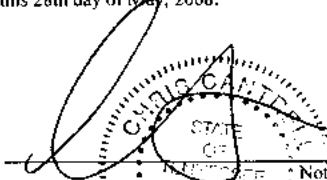
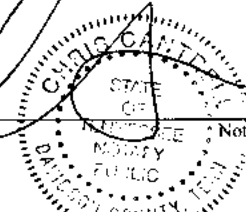
  
\_\_\_\_\_  
Wallace Dale Hamilton, d/b/a Dale's Westside Market

STATE OF TENNESSEE  
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace Dale Hamilton, d/b/a Dale's Westside Market, 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 and official seal at Springfield, Tennessee on this 28th day of May, 2008.

My Commission expires:

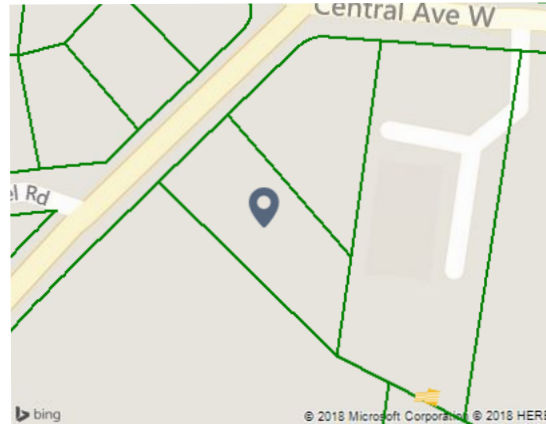
  
\_\_\_\_\_  
Notary Public  
  
My Commission Expires MAY 2, 2011

# Tax Information



Wednesday, January 02, 2019

<b>LOCATION</b>	
<b>Property Address</b>	1302 Highway 49W TN
<b>Subdivision</b>	
<b>County</b>	Robertson County, TN
<b>PROPERTY SUMMARY</b>	
<b>Property Type</b>	Commercial
<b>Land Use</b>	Retail Trade - General
<b>Improvement Type</b>	Store
<b>Square Feet</b>	6536
<b>GENERAL PARCEL INFORMATION</b>	
<b>Parcel ID/Tax ID</b>	080P A 012.00
<b>Special Int</b>	000
<b>Alternate Parcel ID</b>	
<b>Land Map</b>	080P
<b>District/Ward</b>	09
<b>2010 Census Trct/Blk</b>	803.01/1
<b>Assessor Roll Year</b>	2018



<b>CURRENT OWNER</b>	
<b>Name</b>	Jay Madi Supermarket
<b>Mailing Address</b>	114 Celeste Ct Thomasville, GA 31792-2900

**SALES HISTORY THROUGH 12/20/2018**

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
5/28/2008	\$550,000	Jay Madi Supermarket		Warranty Deed		1268/386
12/15/1988		Hamilton Wallace Dale				292/466
6/25/1980		Hamilton Wallace Dale				226/316

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2018	<b>Assessment Year</b>	2018	<b>Springfield</b>	1.072
<b>Appraised Land</b>	\$33,300	<b>Assessed Land</b>		<b>Robertson</b>	2.5759
<b>Appraised Improvements</b>	\$165,000	<b>Assessed Improvements</b>			
<b>Total Tax Appraisal</b>	\$198,300	<b>Total Assessment</b>	\$79,320		
		<b>Exempt Amount</b>			
		<b>Exempt Reason</b>			

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$850.31	\$2,043.20	\$2,893.51
2017	\$951.84	\$2,447.02	\$3,398.86
2016	\$894.24	\$2,298.94	\$3,193.18
2015	\$894.24	\$2,298.94	\$3,193.18

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# Tax Information



Property Report for 1302 HIGHWAY 49W, cont.

2014	\$894.24	\$2,205.79	\$3,100.03
2012	\$663.23	\$2,153.63	\$2,816.86

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
05/28/2008	\$429,521	Jay Madi Supermarkets	Thomasville National Bank	1268/388 197949	

PROPERTY CHARACTERISTICS: BUILDING

Building # 1					
Type	Store	Condition	Average		Units
Year Built	1965	Effective Year	1965		Stories 1
BRs		Baths	F H		Rooms
Total Sq. Ft.	6,536				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Store 6536			Canopy 300		

- CONSTRUCTION

Quality	Average	Roof Framing	Woodframe/Truss
Shape	Rectangular Design	Roof Cover Deck	Built-Up Composition
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Vinyl Asbestos Tile
Foundation	Continuous Footing	Interior Finish	Ceiling Fin Only Avg
Floor System	Slab On Grade	Air Conditioning	Cooling Package
Exterior Wall	Concrete Block	Heat Type	Heat Pakage
Structural Framing	Masonry Pil/Stl	Bathroom Tile	
Fireplace		Plumbing Fixtures	2

- OTHER

Occupancy	Occupied	Building Data Source	Agent
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Miscellaneous Oby	2	1965	AVERAGE
Asphalt Paving	8000	1984	AVERAGE
Open Porch Unfinished			SALVAGE
Chain Link Fence	100	1979	POOR

PROPERTY CHARACTERISTICS: LOT

Land Use	Retail Trade - General	Lot Dimensions	
Block/Lot		Lot Square Feet	26,136
Latitude/Longitude	36.501883°/-86.902826°	Acreage	0.6

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	State Highway
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	Stable
Sewer Source	Public	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

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# Tax Information



Property Report for 1302 HIGHWAY 49W. cont.

LEGAL DESCRIPTION

<b>Subdivision</b>	<b>Plat Book/Page</b>
<b>Block/Lot</b>	<b>District/Ward</b> 09
<b>Description</b> 0810 E 0810 024.00 000	

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47147C0219C	04/16/2008

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