WARRANTY DEED

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2001.

Jill Connors
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale H. Nichols Sr.	Dale H. Nichols Sr.	134-0-170
(NAME)	(NAME)	
428 Harding Industrial Drive	c/o Bindtech, Inc. 1232 Antioch Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Charles S. Nichols, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale H. Nichols Sr., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND DERIVATION CLAUSE

This conveyance is subject to any matters shown on the Plan of Record, as well as all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 428 Harding Industrial Drive, Nashville, TN 37211

(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 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.

Witness my hand this 31st day of August, 2001.

Charles S. Nichols

Davidson County DEEDWARR
Recvd: 09/13/01 14:24 3pgs
Fees:18.00 Taxes:7770.00

20010913-0099988

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 Charles S. Nichols, the bargainor, 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 Nashville, Tennessee this 31st day of August, 2001.

Commission expires:

Jill Connors

Notary Public

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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EXHIBIT "A"

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of Section 2, Harding Industrial Park, as of record in Plat Book 4300, Page 100, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set in the northerly right-of-way line of Harding Industrial Drive, 60 feet in width, at a corner common with Lot 1 of Harding Industrial Park, as of record in Plat Book 4460, Page 1, at the Register's Office for Davidson County, Tennessee, also being the property of C & N Realty, L.P., as of record in Deed Book 8817, Page 279, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Harding Industrial Drive, North 51 Deg. 00 Min 00 Sec West, 314.60 feet to an existing iron rod, at a corner common with the Harding Business Park, as of record in Deed Book 6443, Page 537, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Harding Industrial Drive, with the easterly property line of Harding Business Park North 39 DEG 00 MIN 00 SEC East, 665.00 feet to an existing iron rod (Witness), at total distance of 778.00 feet to the center of Mill Creek, and the southerly property line of Kenneth B. Miles, et ux, as of record in Deed Book 1151, Page 218, at the Register's Office for Davidson County, Tennessee;

Thence with a witness line through said Lot 2, South 57 DEG 20 MIN 53 SEC East, 316.54 feet to an iron rod set (Witness) at a corner common with said Lot 1, said iron rod set (Witness) being located south 39 DEG 00 MIN 00 SEC West, 150.00 feet form the center of Mill Creek; thence with the westerly property line of said Lot 1, South 39 DEG 00 MIN 00 SEC West, 700.00 feet to the point of beginning, containing a total of 5.9 acres more or less, and containing 214,714 square feet or 4.929 acres more or less to the witness line.

BEING the same property conveyed to Charles S. Nichols by deed from Charles W. Hawkins, III and Vaden Lackey, Jr. of record in Book 4527, Page 755, and subsequently conveyed (through an inadvertent error) from Charles S. Nichols to C & N Realty L. P. by Quitclaim Deed of record in Book 8817, page 279, and later reconveyed to Charles S. Nichols by C & N Realty L. P. in Correction Quitclaim Deed of record in Book 8827, Page 739, Register's Office for said County.