# WARRANTY DEED

FILE BOX 19B
03-12-025-W

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of December, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/02/04 08:55 2pgs
Fees:13.00 Taxes:2220.00

20040102-0000092

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **Yazdian Construction, Inc.** (NAME) | **New Owner** (NAME) | 181-00-0 |
| 2625 Grandview Ave. Nashville, TN 37211 (ADDRESS) | (ADDRESS) | 016.00 |
| Nashville, TN (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Paul E. Johnson unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yazdian Construction, Inc. A Tennessee Corporation**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract or parcel of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and, and being more particularly described according to a description and Exhibit Plat prepared by Anderson-Delk & Associates, Inc., dated April 25, 2003, as follows:

Beginning at an iron pin set on the northeasterly right-of-way of Nolensville Pike, said point being the most northwesterly corner of Lot 4 on the plan of Sugar Valley Commercial Site #2, of record at Instrument No. 20001122-0115309, Register's Office Davidson County, Tennessee;
Thence with said right-of-way of Nolensville Pike,
North 47 Degrees 51 Minutes 20 Seconds West a distance of 48.62 feet to an iron pin;
Thence North 29 Degrees 00 Minutes 39 Seconds West a distance of 60.00 feet to a point;
Thence leaving said right-of-way of Nolensville Pike, and with a new line, severing said Johnson Property, the following four calls:
North 60 Degrees 59 Minutes 21 Seconds East a distance of 47.25 feet to a point;
Thence along a curve to the right having a radius of 430.00 feet through a central angle of 45 Degrees 19 Minutes 12 Seconds, an arc length of 340.12 feet, said curve having a chord bearing of North 83 Degrees 38 Minutes 57 Seconds East, a chord length of 331.32 feet to point;
Thence South 73 Degrees 41 Minutes 27 Seconds East a distance of 88.72 feet to a point in an easterly line of the plan of Sugar Valley P.U.D. Boundary, of record in Plat Book 9700, page 374, Register's Office Davidson County, Tennessee;
Thence with said line of Sugar Valley P.U.D. Boundary,
North 29 Degrees 00 Minutes 39 Seconds West a distance of 914.80 feet to an iron pipe found at the most southeasterly corner of the William Dyer et ux Property of record in Deed Book 4280 page 311, Register's Office Davidson County, Tennessee, said point being in the westerly line of an open space tract on the plan of Sugar Valley, Section Four, of record at Instrument No. 200005230051444, Register's Office Davidson County, Tennessee;
Thence with said plan of Sugar Valley, Section Four, the following three calls:
South 44 Degrees 52 Minutes 48 Seconds East a distance of 474.49 feet to an iron pin;
Thence South 67 Degrees 45 Minutes 46 Seconds East a distance of 462.54 feet to an iron pin;
Thence North 47 Degrees 57 Minutes 13 Seconds East a distance of 353.07 feet to an iron pin;
Thence with the southwesterly line of Sugar Valley, Section One, of record in Plat Book 9700, page 711, Register's Office Davidson County, Tennessee,
South 83 Degrees 28 Minutes 04 Seconds East a distance of 225.30 feet to a fence corner post found at the northwesterly corner of the Sugar Valley G.P. Property of record at Instrument Number 20021210152156, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Sugar Valley G.P. Property, the following two calls:
South 17 Degrees 01 Minutes 22 Seconds West a distance of 953.70 feet to an iron pin;
Thence South 06 Degrees 31 Minutes 22 Seconds West a distance of 117.39 feet to a point in the approximate centerline of Mill Creek;

Thence with the approximate centerline of Mill Creek, the following three calls:
North 75 Degrees 08 Minutes 24 Seconds West a distance of 53.67 feet to a point
Thence South 86 Degrees 28 Minutes 03 Seconds West a distance of 99.32 feet to a point;
Thence South 71 Degrees 58 Minutes 11 Seconds West a distance of 115.20 feet to a point;
Thence leaving the centerline of Mill Creek and with the common line of the herein-described tract and the plan of Sugar Valley Commercial Site #2, of record at Instrument No. 20001122-0115309, Register's Office Davidson County, Tennessee, the following five calls:
North 19 Degrees 40 Minutes 39 Seconds West a distance of 34.78 feet to an iron pin;
Thence along a curve to the left having a radius of 3315.00 feet through a central angle of 05 Degrees 12 Minutes 31 Seconds, said curve having a chord direction of North 22 Degrees 16 Minutes 54 Seconds
West and a chord length of 301.26 feet to an iron pin;
Thence South 63 Degrees 27 Minutes 29 Seconds West a distance of 109.82 feet to an iron pin;
Thence North 46 Degrees 23 Minutes 06 Seconds West a distance of 289.15 feet to an iron pin;
Thence South 83 Degrees 16 Minutes 37 Seconds West a distance of 210.77 feet to the Point of Beginning, containing 16.133 acres or 702,774 square feet more or less.

Being a portion of the property conveyed to Paul E. Johnson by Warranty Deeds from Hurley Rd. Land Co., L.P. and Mrs. J.H. Byrd of record in Book 9639, page 428 and Book 10066, page 73, Register's Office Davidson County, Tennessee.

GRANTEE agrees to allow Grantor, the named seller under this agreement , to make a curb cut connection for vehicular access not to exceed twenty-five (25) feet in width plus the needed radius returns at the street intersection, from Paul E. Johnson's commercial land, shown as Tract A on Exhibit "A", to the northerly margin of the entry street which Grantee must construct through Tract 2C to connect the Purchase Parcel to Nolensville Road. Working reasonably together, the parties shall determine the location of the aforesaid access road and curb cut connection to said entry street prior to construction of said entry street. All costs incurred in the design and construction of the access street and curb cut shall belong solely to Grantor.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

BEING unimproved ☒
Improved ☐ property known as: Corner of Lot 4 on Plan of Sugar Valley Site # 2, Nashville, TN.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** my hand, this 30th day of December 2003.

Paul E. Johnson

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 Paul E. Johnson unmarried, the bargainor(s), 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 Brentwood, Tennessee, this 30th day of December 2003.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public