WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/05 12:05 2 pg:
Fees:13.00 Taxes:7030.00

20050407-0038337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Comm. Exp. July 31, 2005

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
David C. Clement	**Same as Owner**	**Map 083**
(NAME) **8214 Tscharner Road**	(NAME)	**Parcel 86**
(ADDRESS) **Henderson, KY 42420**	(ADDRESS)	
(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, **THE BLAKE & AARON WILSON FAMILY General Partnership**, a Tennessee General Partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David C. Clement and wife, Kalah L. Clement,** 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:

Land in the Second Civil District, Twenty-ninth Councilmanic District of Davidson County, Tennessee, located on the easterly side of Heil Quaker Boulevard, between Firestone Parkway and Corporate Place, being Lot No. 1 as shown on the Plan of Interchange City industrial Park, Section Twenty, as of record in Book 5200, page 46, Register's office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Heil Quaker Boulevard, said iron pin being North 45 deg. 33' 00" East 374.89 feet from the northerly terminus of a curve return to the northerly right-of-way line of Firestone Parkway.

THENCE, with said right-of-way line, North 45 deg. 33' 00" East 353.20 feet to a broken concrete monument;

THENCE, continuing with said right-of-way line with a curve to the left 232.30 feet to an iron pin, said curve having a central angle of 11 deg. 19' 06", a radius of 1,175.92 feet, a tangent of 116.53, and a chord of North 39 deg. 53' 27" East, 231.91 feet.

THENCE, leaving said right-of-way line with the southerly line of property conveyed to Hennessy Industries, Inc. by deed of record in Book 5835, page 926, RODC, South 58 deg. 38' 00" East 109.88 feet to an iron pin;

THENCE, continuing with said line, South 81 deg 31" 00" East 420.00 feet to an iron pin;

THENCE, leaving said line with the westerly line of Tract 211 as shown on the plan of Subdivision of Tract 211, Interchange City Industrial Park as of record in Book 6250, page 903, RODC South 04 deg 34' 00" East 157.00 feet to an iron pin;

THENCE, continuing with said line and the westerly line of Tract 211A, as shown on said plan, South 57 Deg. 20' 06" West, 779.83 feet to an iron pin in the northerly line of Lot No. 2, as shown on the plan of the Guinn Subdivision as of record in Book 7900, page 305, RODC.

THENCE, with said line North 44 deg. 27' 00" West, 380.00, to the point of beginning as described in a survey by Barge, Waggoner, Sumner and Cannon, Inc., dated May 30,2005.

Being the same property conveyed to The Blake & Aaron Wilson Family L.P., a Tennessee limited Partnership, by deed from Rogers Group, Inc., an Indiana corporation, of record in Book 11021, page 639, Register's Office for Davidson County, Tennessee.

The Blake & Aaron Wilson Family, L.P. merged into and became The Blake & Aaron Wilson Family General Partnership on January 5, 2000.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by

the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 46, said Register's Office; (c) Restrictive covenants contained in Book 4673, page 508, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1530 Heil Quaker Boulevard, Lavergne, TN 37086

(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 1st day of April, 2005.

The Blake & Aaron Wilson Family, General Partnership

By: _____

Aaron Wilson, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Aaron Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Partner of The Blake & Aaron Wilson Family, General Partnership,** the within named bargainor, and that as such **Partner** (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Partner.**

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 2005.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp: JUN. 30, 2005

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Robert L. Scruggs Notary Public