WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110040229 DEEDWARR
Recvd: 07/05/11 15:24 3 pgs
Fees: 18.00 Taxes: 1252.45

20110705-0051386

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/3/2013

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hickory Mc Investments, G.P.	Hickory Mc Investments, G.P.	Map 168
(NAME) 5760 Old Lebanon Dirt Road	(NAME) 5760 Old Lebanon Dirt Road	Parcel 66
(ADDRESS) Mt. Juliet, TN 37217	(ADDRESS) Mt. Juliet, TN 37217	2nd Civil Dist.
(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, Gold Star Development, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hickory Mc Investments, G.P., a Tennessee general partnership, 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 lying in Davidson County, Tennessee, being more particularly described as follows:
Beginning at a point in the southerly margin of Franklin Limestone Road, said point being 1600 feet more or less east of the intersection of Franklin Limestone Road and Antioch Pike, said point also being the common corner of the property herein described and the property conveyed to Roadway Express Inc. of record in Book 5162, page 700, R.O.D.C., Tennessee. Thence, with Franklin Limestone Road N 88 deg. 45' 57" E a distance of 132.00 feet to an iron rod; thence, around a curve having a central angle of 76 deg. 39' 01", a radius of 417.78 feet, a tangent of 330.24 feet, a length of 558.90, and a chord which bears S 52 deg. 54' 33" E a distance of 518.15 feet to an iron rod; thence, S 14 deg. 35' 02" E a distance of 263.88 feet to an iron rod; thence, around a curve having a central angle of 64 deg. 11' 02", a radius of 471.50 feet, a tangent of 295.68, a length of 528.18 feet, and a chord which bears S 46 deg. 40' 33" E for a distance of 500.99 feet to an iron rod; thence, S 78 deg. 46' 04" E a distance of 225.22 feet to an iron rod; thence, around curve having a central angle of 41 deg. 13' 59", a radius of 1011.67 feet, a tangent of 380.59 feet, a length of 728.05 feet, and a chord which bears S 58 deg. 09' 04" E for a distance of 712.44 feet to an iron rod; thence, S 37 deg. 32' 05" E a distance of 300.37 feet to an iron rod at the northwest corner of the property conveyed to AHR Development Inc. record number 200111260128662; thence, leaving said road, S 28 deg. 24' 49" W a distance of 738.86 feet to an iron rod; thence, N 77 deg. 06' 01" W a distance of 20.82 feet to a concrete marker; thence, N 77 deg. 40' 10" W a distance of 278.50 feet to an iron rod; thence, N 78 deg. 47' 12" W, a distance of 227.68 feet to an iron rod; thence, N 78 deg. 47' 12" W a distance of 501.58 feet to the center of Mill Creek; thence, with the center of Mill Creek, N 40 deg. 09' 47" E a distance of 173.80 feet; thence, N 02 deg. 00' 05" W a distance of 328.88 feet; thence, N 33 deg. 00' 10" W a distance of 74.16 feet; thence, N 31 deg. 49' 03" W a distance of 124.17 feet; thence, N 24 deg. 46' 51" W a distance of 335.62 feet; thence, N 14 deg. 13' 46" W a distance of 172.67 feet; thence, N 30 deg. 59' 51" W a distance of 135.43 feet; thence, N 35 deg. 58' 59" W a distance of 407.45 feet; thence, N 11 deg. 07' 55" W a distance of 391.86 feet to the point of beginning and containing 1728269.51 square feet or 39.67 acres of land more or less, as shown on survey job number 23022, dated February 27, 2003, by Allen R. Trumbo, Jr., Tennessee RLS #1127, of Land Surveying Consultants, 202 Jefferson Pike, Smyrna, Tennessee 37167.

Being the same property conveyed to Gold Star Development, Inc., a Tennessee corporation, by deed from The Danley Corporation, a Tennessee corporation, Eugenia H. Cammack and Joseph W. Gibbs, Trustees of the William H. Cammack Grandchildren's Trust, dated December 29, 1989, and William H. Cammack, Jr., as shown of record as Instrument #20030515-0066863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☒

This is improved ☐ property, known as Franklin Limestone Road, Nashville, TN

(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 30th day of June, 2011.

Gold Star Development, Inc.

By: Jack Williams
Jack Williams, Vice President

BY: Jerry Butler
Jerry Butler, Secretary/Treasurer

Gold Star Development, Inc.

By:
Phillip Saindon, President

Attest:
Ralph Stevens, Vice President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phillip Saindon, Ralph Stevens Jack Williams, and Jerry Butler, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President, Vice President, Vice President, and Secretary/Treasurer, respectively, of the Gold Star Development, Inc., a Tennessee corporation, the within named bargainor, and corporation, and that they as such President, Vice President, Vice President, and Secretary/Treasurer, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Phillip Saindon as such President, and attesting the same by the said Ralph Stevens as such Vice President, and attesting the same by the said Jack Williams as such Vice President, and attesting the same by the said Jerry Butler as such Secretary/Treasurer.

Witness my hand and official seal at Murfreesboro, Tennessee this the 30th day of June, 2011.

Commission expires: *

1/19/2015

Notary Public

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY