BILL GARRETT, Davidson County
Trans: T20130061189 DEEDWARR
Recvd: 07/18/13 09:42 2 pgs
Fees: 13.00 Taxes: 10545.00

20130718-0074212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY 2013.

Notary Public

MY COMMISSION EXPIRES: August 23, 2016
(AFFIX SEAL)

AMY E. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: ALW-12-2964

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Electric Cooperative Association	NEW OWNER	118-16-70.00
(NAME)	(NAME)	
P.O. Box 100912		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **WILLIAM E. KNESTRICK**, herein after called the Grantor, have bargained and sold, and by these presents do transfer and convey unto, **TENNESSEE ELECTRIC COOPERATIVE ASSOCIATION**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being a tract of land lying in Davidson County, Tennessee, also known as Lot 45 Sidco Section two, as of record in Plat Book 2331, Page 93 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Norris Avenue and the easterly right-of-way line of Sidco Drive;

Thence with the southerly right-of-way line of Norris Avenue, South 87 deg 20 min 00 sec East, 183.23 feet to an existing iron rod at a corner common with Lot 46 Sidco Subdivision Section three, as of record in Plat Book 2663, Page 41, at said Register's Office;

Thence leaving the southerly right-of-way line of Norris Avenue with the westerly property line of said Lot 46 along a curve to the left with an arc length of 290.83 feet. the radius of which is 478.34 feet, the central angle of which is 34 deg 50 min 07 sec, the chord of which is South 22 deg 50 min 19 sec East, 286.37 feet to an existing iron rod; Thence South 49 deg 50 min 14 sec West, 25.98 feet to an existing iron rod;

Thence South 24 deg 12 min 53 sec West, 24.09 feet to an existing iron rod on the northerly property line of Morehead Enterprises, LLC., as of record in Instrument No. 201101140003938, at said Register's Office;

Thence with the northerly property line of said Morehead Enterprises, LLC., and Meadows Family General Partnership, as of record in Instrument No. 20110211-0012170, at said Register's Office, North 64 deg 59 min 15 sec West, 355.32 feet to an existing iron rod on the easterly right-of-way line of Sidco Drive;

Thence with the easterly right-of-way line of Sidco Drive, North 02 deg 40 min 00 sec East, 113.43 feet to a pk nail set;

Thence along a curve to the right with an arc length of 78.54 feet, the radius of which is 50.00 feet, the central angle of which is 90 deg 00 min 00 sec, the chord of which is North 47 deg 40 min 00 sec East, 70.71 feet to the point of beginning, containing 62,866 square feet (1.443 acres more or less).

This legal description according to ATLA Survey, dated May 29, 2013, revised July 9, 2013 and July 10, 2013, prepared by Michael H. Charette, Tennessee RLS No. 2048, Cherry Lane Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, Job No. 12250.

Being the same property conveyed to William E. Knestrick, an individual by General Warranty Deed from The Westwood Company, a Tennessee general partnership, dated July 23, 2007, of record in Instrument Number 20070725-0088379, in the Register's Office of Davidson County, Tennessee.

This is not the principal residence of Grantor, his spouse, or dependants, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2964 Sidco Drive, Nashville, TN 37204
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 17th day of July, 2013.

William E. Knestrick

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William E. Knestrick, the within named 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, this the 17th day of July, 2013.

Notary Public
My Commission Expires: August 23, 2016

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY