BILL GARRETT, Davidson County
Trans:T20140030040 DEEDWARR
Recvd: 05/01/14 16:09 4 pgs
Fees:23.00 Taxes:7770.00
20140501-0037030

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC (RFK)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Smyrna Ready Mix, LLC	New Owner	68-46
4472 Hickory Grove Road		68-71
Murfreesboro, TN 37129-7447		

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STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $2,100,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2014.

Notary Public

My Commission Expires: 10/18/15

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee; and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Hailey's Harbor, Inc., a Tennessee corporation** ("Grantor") by these presents does hereby transfer, sell and convey to **Smyrna Ready Mix, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all interest, right and title in and to a certain tract of land located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto.

Being part of the same property conveyed to Hailey's Harbor, Inc., a Tennessee corporation by Quitclaim Deed from W.L. Hailey and Company, Inc. dated December 14, 1990, of record in Book 8272, page 122 said Register's Office, and further being part of the property conveyed to W.L. Hailey and Company, Inc. by Warranty Deed dated March 29, 1974 from John Robert Martin and L.H. Melton of record in Book 4822, page 87 said Register's Office..

This is improved property located at 3730 Amy Lynn Drive, Nashville, Tennessee 37209 (and also known as 3730 Production Way, according to Metro Trustee's records).

This conveyance is subject to all restrictions of record and all matters shown on the plan of record, including the above-referenced easement.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind its self, its successors and assigns, to warrant and forever defend the title to said real property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this document has been executed on this the 30th day of April, 2014.

GRANTOR:

HAILEY'S HARBOR, INC.
a Tennessee Corporation

By: _____
Lewis M. Steele, Jr., President

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lewis M. Steele, Jr.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the **President of Hailey's Harbor, Inc., a Tennessee corporation** and acknowledged that he as President, being authorized so to do, executed the foregoing by himself as President.

Witness my hand and official seal this 30th day of April, 2014.

_____
Notary Public

My Commission Expires: 10/18/15

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

THE LEGAL DESCRIPTION BELOW DESCRIBES TWO PARCELS AS A TOTAL, BEING MAP 68, PARCEL 46 AND PARCEL 71, RECORDED AT BOOK 8272, PAGE 122, R.O.D.C.T. OWNED BY HAILEY'S HARBOR, INC..

BASIS OF BEARING BEING THE RECORDINGS OF PLAT 20120309-0020757 R.O.D.C.T.

Beginning at a wood fence post on the southerly Right of Way of Tennessee central Rail Road at the Northwest corner to the described property, (Map 68, Parcel 46) said point being the POINT OF BEGINNING.
Thence from the said Point of Beginning and with said southerly Right of Way, S 79°39'32" E, a distance of 965.87 feet to an iron pin set at the Northeast corner of the described property and being the Northwest corner to JMW inc.(Book 2006011-0004195, R.O.D.C.T.);
Thence leaving said Right of Way and with JMW inc. west line, S 08°59'41" W, a distance of 267.37 feet to the point of curvature of a non-tangent curve in the west Right of Way of Amy Lynn Drive,
Thence with a curve to the left, having a radius of 526.00 feet a central angle of 05°48'42", and a chord of 53.33 feet bearing S 25°10'36" W;
For an arc length of 53.35 feet to an iron pin found at the Northeast corner to Jesse Jepson, (Book 20120402-0027859, R.O.D.C.T.);
Thence with Jepson's North line, N 70°35'21" W, a distance of 402.04 feet to an iron pin set;
Thence Jepson's West line, S 12°25'49" W, a distance of 274.17 feet to an iron pin set;
Thence Jepson's South line S 77°34'11" E, a distance of 398.26 feet to an iron pin found in the west Right of Way of Amy Lynn Drive;
Thence with said Right of Way, S 09°08'26" W, a distance of 218.91 feet to the point of curvature of a tangent curve, to the right, having a radius of 25.00 feet and a central angle of 91°11'17";
Thence along said curve, a distance of 39.79 feet to an iron pin set,
Thence S 10°19'26" W, a distance of 60.00 feet to an iron pin set in the North line of Parcel 71;
Thence with the North line of Parcel 71 and the South Right of Way of Amy Lynn Drive, S 79°39'13" E, a distance of 57.22 feet to a paint spot on a rock, 1'+/- south of a Power pole and on the West bank of a drainage ditch, said point being the Northeast corner to parcel 71 and the Northwest corner to Allied Properties inc. (Book 20040816-0098908, R.O.D.C.T.;

Thence with Allied Properties inc West line, S 09°09'47" W, passing through a one inch iron shaft at 927.49' for a total distance of 1005.91 feet to a point in the Cumberland River.
Thence with the Northerly side of River, N 60°01'28" W, a distance of 1021.54 feet to a point at the Southwest corner of Parcel 71 and the Southeast corner of Nina Moss, (Book 20070730-0089816, R.O.D.C.T.);
Thence with Moss's east line, N 08°10'47" E, a distance of 124.05' to a miss placed iron pin found 7.14' west and perpendicular to described line for a total distance of 663.00 feet to a Concrete monument found, being the Northwest corner to Parcel 71;
Thence continuing with Moss's west line, N 09°00'16" E, a distance of 848.71 feet;
to the POINT OF BEGINNING; said described tract containing 34.54 Acres, more or less.