BILL GARRETT, Davidson County
Trans:T20150032186 DEEDWARR
Recvd: 04/28/15 14:24 6 pgs
Fees:33.00 Taxes:6012.50
20150428-0038017

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

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
INSBANK	Owner	160-00-0-057.01
2106 Crestmoor Road		160-00-0-059.00
Nashville, TN 37215-2605		

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,625,000.00.

Affiant

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

Subscribed and sworn to before me this 24 day of April, 2015.

Notary Public

My Commission Expires: 11-12-2018

****

FOR AND IN CONSIDERATION of One Million Six Hundred Twenty-Five Thousand & No/100 Dollars ($1,625,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **TERRAGENA GROUP, LLC**, a Tennessee limited liability company (fka Terrigena Group, LLC) ("Grantor") by these presents does hereby transfer, sell and convey to, **INSBANK**, a Tennessee corporation ("Grantee"), its successors and assigns, all interest, right and title in and to a certain tract(s) of land located in Davidson County, State of Tennessee, more particularly described in Exhibit "A" attached hereto.

This conveyance is subject to the matters set forth on Exhibit "B" attached hereto ("Permitted Encumbrances").

This is improved property known as 0 and 5614 Franklin Pike Circle, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs 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 the Permitted Encumbrances.

AND Grantor does further covenant and bind itself, 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, we have hereunto set our hands on this the 23rd day of April, 2015.

GRANTOR:

TERRAGENA GROUP, LLC
(fka TERRIGENA GROUP, LLC)

Mark A. Cleveland, Member

Sheila Cleveland, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark A. Cleveland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is a Member of Terragena Group, LLC and acknowledged that he as Member, being authorized so to do, executed the foregoing by signing the name of Terragena Group, LLC by himself as Member.

Witness my hand and official seal this 23rd day of April, 2015.

Notary Public

My Commission Expires: Nov 5, 2016

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sheila Cleveland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is a Member of Terragena Group, LLC and acknowledged that she as Member, being authorized so to do, executed the foregoing by signing the name of Terragena Group, LLC by herself as Member.

Witness my hand and official seal this 23rd day of April, 2015.

R. Francene Kavin
Notary Public

My Commission Expires: May 5, 2016

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(LEGAL DESCRIPTION)

Land in the 6th Civil District of Davidson County, Tennessee, being part of the W. W. Pope Possessions at Brentwood, Tennessee, of record in Book 547, Page 69 and 70, and part of a strip lying between the easterly margin of the Old Franklin Pike and the westerly line of the possessions, as conveyed to John P. Holt, etal, as of record in Book 921, Page 25, and consisting of 2 tracts, as Map 160, Parcel 59, being further described as follows:

TRACT I:

BEGINNING at a point in the westerly property line of Right-of-way of Interstate highway 1-65, along the exit to Brentwood, Tennessee, designated as "Ramp B" and running with the northern boundary of land conveyed to J. Clifton Owen and wife, Velma Wickware Owen, by deed of record in the Register's Office for Davidson County, Tennessee, Book 4207, Page 471 and 472, to an iron pipe, a distance of 106 feet, more or less; thence in a northerly direction with the easterly margin of Old Franklin Pike (Franklin Road Circle) to a point in said easterly margin of Old Franklin Pike, a distance of 200 feet; thence in an easterly direction with the boundary line between the lands of J. C. Owen et ux, and Mrs. Ethel Roberts White, a distance of 56 feet, more or less, to a point in the aforesaid westerly property line of Interstate Highway 1-65; thence in a southerly margin of said right-of-way property line a distance of 180 feet, to the point of beginning, containing 0.28 acres, more or less.

AND:

BEGINNING at a point in the aforesaid westerly right-of-way property line of Interstate Highway 1-65, at the southeast corner of land of J. C. Owen, et ux, thence with the said right-of-way property line in a southerly direction a distance of 65 feet, to a point in said right-of-way property line, said point being the northeast corner of Sarah McArthur Lands; thence in a westerly direction with the northerly property line of the said Sarah McArthur property, a distance of 164 feet, more or less, to a point in the center line of Old Franklin Pike (Franklin Road Circle) which point is 33 feet west of an iron pipe thence in a northerly direction with the center line of the said Franklin Road (or Pike) Circle 67 feet, more or less; thence in an easterly direction with the southerly property line of J. C. Owen et ux, a distance of 33 feet to an iron pipe; thence continuing with the southerly line of the said tract a distance of 106 feet, more or less, or a total distance of 139 feet, more or less, to the point of beginning, containing 0.21 acres, more or less.

TRACT II:

Land in the 6th Civil District, formerly the 8th Civil District of Davidson County, Tennessee, described according to a survey by Metropolitan Government Department of Health, dated July 23, 1971, being as follows:

Said lot fronts on Franklin Pike Circle at the common front corners of Parcels Nos. 57.1 and 58 shown on the Map of Davidson County, Tennessee, thence northeastwardly with the southeasterly margin of Franklin Pike Circle 190 feet to a point; thence along the right of way for Interstate 65 southwardly 205 feet to a point; thence with the line between Parcels Nos. 57.1 and 58, 80 feet to the

point of beginning and being further described as parcel 57.1 on property Map No. 160, Metropolitan Government of Nashville and Davidson County, Tennessee.

Said Tracts I and II are also being described as a tract of land located in Davidson County, Tennessee and being generally bounded on the west by Franklin Pike Circle (right-of-way varies), and the CSX Railroad right-of-way; on the east by Interstate 65 (right-of-way varies), and on the south by the Northumberland Hotel Partners, LLC property of record in Instrument #20031008-0149530, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a p.k. nail (old) in the east margin of said Franklin Pike Circle being the northwest corner of the Northumberland Hotel Partners, LLC property, and further being the southwest corner of the property herein described having a northing of 622,089.4108 and an easting of 1,736,639.9255; thence with the said road margin, north 44 degrees 51 minutes 29 seconds east passing a railroad spike (old) at 329.13 feet for a total distance of 456.55 feet to an iron pin (new) in the west right-of-way line of Interstate 65; thence with the right-of-way of Interstate 65 south 25 degrees 08 minutes 06 seconds west passing an iron rod (old) with RLS #778 at 175.30 feet, for a total distance of 420.23 feet to a ½" iron rod (old) being the northeast corner of the Northumberland Hotel Partners, LLC property; thence leaving Interstate 65, north 68 degrees 24 minutes 22 seconds west for a distance of 154.37 feet to the point of beginning containing 32,374 square feet or 0.74 acres more or less.

Being the same property conveyed to TERRIGENA GROUP, LLC, by deed from JAMES B. MARTIN (ALSO KNOWN AS JAMES BELL MARTIN), of record in Instrument No. 20070315-0031827, dated March 8, 2007, said Register's Office.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2015 and subsequent years, a lien, not yet due and payable.

2. Lease agreement of record in Instrument No. 20070209-0017241 and amended in Instrument No. 20090707-0063410, said Register's Office.

3. Temporary Use License Agreement dated September 24, 2014, by and between TERRAGENA GROUP, LLC, as licensor, and Robert Belville, as licensee, for the storage of cabinets and other related products.

4. ALTA / ACSM Land Title Survey by Douglas Ball-Chandler, TN RLS No. 2330 with Ragan Smith, dated March 2, 2015 and designated as Job No. 15010, Work No. 0153, shows the following matters:

    a. 8" water line generally running Northeast to Southwest in the western portion of the property

    b. Undisclosed gauge water line generally running Northeast to Southwest in the western portion of the property

    c. 18" CMP (Drain pipe) in the northwestern portion of the property

    d. Overhead power line in the northern portion of the property

    e. Overhead electric line in the northern portion of the property

    f. 18" CMP (Drain pipe) in the southwestern portion of the property

    g. Improvements encroach upon billboard lease area in the southern portion of the property.