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BILL GARRETT, Davidson County
Trans:T20150066467 DEEDWARR
Recvd: 08/10/15 16:14 4 pgs
Fees:23.00 Taxes:2534.50
20150810-0079960

THIS INSTRUMENT PREPARED BY: **Marcy E. Shelton** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $685,000.00. David B Caldwell **AFFIANT** Subscribed and sworn to before me, this 5th day of August, 2015. Notary Public My Commission Expires: 9/11/2017

MARCY E. SHELTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
101 Factory Street, LLC 333 Murfreesboro Road Nashville, TN 37210	Same as New Owner	105-08-0-249.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRANSCOR SERVICES CORP.**, a Florida

corporation, successor in interest by merger with **TRANSCOR WASTE SERVICES, INC.**, a Florida corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **101 FACTORY STREET, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being on the Final Plat of One Lot Averitt Properties Inc. as shown on plat of record in Plat Book 7900, Page 221 in the Register's Office for Davidson County, Tennessee.

Being a parcel of land in the 17th Council District of Nashville, Davidson County, Tennessee. Bounded on the north by the southerly margin of Factory Street. Bounded on the east by the King Pipeline & Utility Co., Inc. property as of record in deed book 8510, page 70-R.O.D.C., TN. Bounded on the south by the northerly margin of Culvert Street. Bounded on the west by the easterly margin of Geyser Street and being more particularly described as follows:

Beginning a monument found in the northerly margin of Culvert Street, said point being the southwest corner of the King Pipeline & Utility Co, Inc. Property as of record in deed book 8510, page 70-R.O.D.C, TN. And being the southeast corner of the tract herein described;

Thence, with the northerly margin of Culvert Street, north 79 degrees 38 minutes 17 seconds west, 505.75 feet to an existing concrete monument found and the beginning of a curve to the right;

Thence, with said curve having a central angle of 83 degrees 32 minutes 56 seconds, a radius of 25.00 feet, a length of 36.46 feet and a chord bearing and distance of north 37 degrees 51 minutes 57 seconds west, 33.31 feet to a monument found;

Thence, with the easterly margin of Geyser Street, north 3 degrees 54 minutes 23 seconds east, 489.24 feet to an iron pin found;

Thence, south 84 degrees 58 minutes 30 seconds east, 9.24 feet to an iron pin found;

Thence, continuing with said margin, north 5 degrees 01 minutes 30 seconds east, 59.24 feet to an iron pin found and the beginning of a curve to the right;

Thence, with said curve having a central angle of 117 degrees 22 minutes 53 seconds, a radius of 40.00 feet, a length of 81.95 feet and a chord bearing and distance of north 63 degrees 42 minutes 44 seconds east, 68.35 feet to an iron pin found and the beginning of a curve to the right;

Thence, with the southerly margin of Factory Street and with said curve having a central angle of 8 degrees 49 minutes 46 seconds, a radius of 547.96 feet, a length of 84.44 feet and a chord

bearing and distance of south 53 degrees 11 minutes 10 seconds east, 84.36 feet to a monument found;

Thence, continuing with said margin of Factory Street, south 48 degrees 46 minutes 17 seconds east, 462.03 feet to an iron pin found and the beginning of a curve to the left;

Thence, with said curve having a central angle of 2 degrees 01 minutes 43 seconds, a radius of 597.96 feet, a length of 21.17 feet and a chord bearing and distance of south 49 degrees 47 minutes 08 seconds east, 21.17 feet to a monument found;

Thence, a common line with the King Pipeline & Utility Co., Inc. property as of record in deed book 8510, page 70-R.O.D.C, TN. South 3 degrees 54 minutes 50 seconds west, 325.87 feet to the point of beginning.

Containing, 256,429 sq.ft. or 5.88 acres, more or less, according to a survey by Brian A. McCain, TN RLS #2256 dated 7/9/2015.

Being the same property previously conveyed to Transcor Waste Services, Inc. a Florida corporation, by deed from Kimmins Recycling Corp., a Florida corporation, of record in Book 11096, Page 20, Register's Office for Davidson County, Tennessee. Transcor Waste Services, Inc., a Florida corporation, having since merged with and into Transcor Services Corp., a Florida corporation, pursuant to Articles of Merger filed with the Florida Secretary of State on May 4, 2007 leaving Transcor Services Corp., a Florida corporation, as the surviving corporation.

This conveyance is made subject to:

1. 2015 Davidson County taxes, not yet due and payable.
2. Matters shown on the Plan of record in Book 332, Page 73, and Plat Book 7900, Page 221, Register's Office for Davidson County, Tennessee.

The legal description is different from the previous deed as a new survey was prepared.

This is unimproved property known as 101 Factory Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person

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 6 day of August, 2015.

TRANSCOR SERVICES CORP.,
a Florida corporation, successor in interest by merger with
TRANSCOR WASTE SERVICES, INC.
a Florida corporation

By: _____
Joseph M. Williams, President

STATE OF FLORIDA)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH M. WILLIAMS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of **TRANSCOR SERVICES CORP.**, a Florida corporation, successor in interest by merger with **TRANSCOR WASTE SERVICES, INC.**, a Florida corporation and is authorized by **TRANSCOR SERVICES CORP.**, a Florida corporation, successor in interest by merger with **TRANSCOR WASTE SERVICES, INC.**, a Florida corporation, to execute this instrument on behalf of **TRANSCOR SERVICES CORP.**, a Florida corporation, successor in interest by merger with **TRANSCOR WASTE SERVICES, INC.**, a Florida corporation, as its President.

WITNESS my hand, at office, this 6 day of August, 2015.

Efthalia T. Kountoupis
Notary Public

My Commission Expires: 2/9/2019

EFTHALIA T. KOUNTOUPIS
Notary Public - State of Florida
Commission # FF 168815
My Comm. Expires Feb 9, 2019
Bonded through National Notary Assn.

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