BILL GARRETT, Davidson County
Trans:T20150074718 DEEDWARR
Recvd: 09/02/15 09:32 2 pgs
Fees:13.00 Taxes:2849.00
20150902-0089253

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $770,000.00 Affiant Subscribed and sworn to before me, this 31st day of August, 2015. Notary Public My commission expires:_____
(Notary Stamp)	

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Genesis 1518, LLC	**New Owner**	**Map 175; Parcel 189.00** **Map 175; Parcel 192.00**
2645 W. Jefferson Pike		
Murfreesboro, TN 37129-7407		

FOR AND IN 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 ACKNOWLEDGE, WE,

Terry Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Genesis 1518, LLC, a Tennessee limited liability company

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 in DAVIDSON County, Tennessee, being all of Lot Nos. 1 and 2, on the Final Plat, Hurricane Creek Industrial Park, Section Six, as shown by plat appearing of record in Plat Book 8250, page 685, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Terry Hill by Warranty Deed from Joe Meeks and Billy Bowers and Jerry Matthews, of record in Book 10352, Page 49, dated February 7, 1997 and by Quitclaim Deed of record in Book 11113, Page 316, dated September 8, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 8250, Page 685, Register's Office for DAVIDSON County, Tennessee.
Subject to any leases, recorded or unrecorded.
Sanitary Sewer Easement of record in Book 4453, Page 159, Register's Office for DAVIDSON County, Tennessee.
Overhead Line Easement of record in Book 7594, Page 783 and Book 7594, Page 785, Register's Office for DAVIDSON County, Tennessee.
Gas Line Easement of record in Book 8277, Page 287, Register's Office for DAVIDSON County, Tennessee.
Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Lot 1 is improved property known as 4233 Hurricane Creek, Antioch, TN 37013; Lot 2 is unimproved property known as 4245 Hurricane Creek, Antioch, TN 37013.
This is commercial property and has never been the residence of Grantor.

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 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/our hand(s) this 31st day of August, 2015.

Terry Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Terry Hill, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2015.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 25, 2017

File #: **150443JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027