WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-27427

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,920.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DONALD

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert D. Poole	Robert D. Poole	175-00-0 164.00
(NAME)	(NAME)	
1039 Hillview Drive	1039 Hillview Drive	1750001800
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	17500014200
(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, **Lam International Corp., Usa, a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert D. Poole**, hereinafter called the GRANTEE(S), his heirs and/ or 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 more particularly described as follows:

Property located on the east and south sides Hurricane Creek Blvd. and north of the CSX Railroad on the City of Nashville, 33rd Councilmanic District of Davidson County, Tennessee. Being described according to a survey by C&K Surveyors, LLC, William E, Crenshaw RLS #2395, dated October 5,2011 as follows:

Beginning at an existing iron pin in the easterly right-of-way of Hurricane Creek Boulevard at the northwest corner of the herein described tract. Said pin being the southwest corner of the Bobby R. Pugh property of record in D.B. 11122, Page 604, R.O.D.C., TN. (Dav. Co. Tax Map 175 - parcel 174.00); thence from said point of beginning, leaving the right of way of Hurricane Creek Boulevard, with the southerly line of Pugh, S 88° 41' 30" E - 220.15' to an existing iron pin at the southwest corner of the B.O.C. Group Inc. property of record in D.B. 7505, Page 1, R.O.D.C., TN. (Dav. Co. Tax Map 175- parcel 118.00); thence with the southerly line of the B.O.C. Group Inc., S 86° 01' 07" E - 1044.17' to an iron pin set (passing an existing iron pin at 1029.17') in the westerly line of the Pinnacle National Bank property of record in Instrument No. 20101105-0089071, R.O.D.C., TN. (Dav. Co. Tax Map 175 - parcel 191.00); thence with the easterly line of Pinnacle National Bank, S 00° 21' 23" E -624.74' to an iron pin set 12 feet north of the northerly right-of-way of the CSX Railroad, 62 feet from the centerline; thence with the northerly line of a 12 strip of land parallel with said railroad, N 79° 19' 04" W - 1349.78' to an existing iron pin; said pin being the southeast corner of the Schreiber Foods Inc. property of record in Instrument No. 20090105-0000981, R.O.D.C., TN. thence with the easterly line of Schreiber Foods Inc., N 03° 56' 53" E -328.97' to an existing iron pin at the southerly end of Hurricane Creek Boulevard; thence along the southeasterly right-of-way of Hurricane Creek Blvd., along a curve left having a radius of 60.00', a chord of N 25° 11' 12" E - 111.95', an arc length along said curve of 144.30' to an iron pin set; thence along a curve right having a radius of 30.00', a chord of N 22° 25' 49" W - 24.49', and an arc length along said curve of 25.23' to the point of beginning, containing 16.24 acres, more or less.

BILL GARRETT, Davidson County
Trans: T20150088288 DEEDWARR
Recvd: 10/16/15 11:38 2 pgs
Fees: 13.00 Taxes: 1982.90

20151016-0105406

Being the same property conveyed to LAM International Corp., USA, a Tennessee corporation by Warranty Deed dated 07/13/2012 from INSOUTH Bank of record in Instrument 201207250065528, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to:
Plan of record in Plat Book 6900, page 944 Register's Office for Davidson County, Tennessee.
Clearance Permit of record in Book 1083, page 277 Register's office for Davidson County, Tennessee.
Easements of record in Book 4583, page 431, Book 7295, page 986, Book 7306, page 131, Book 7307, page 161, Book 7594, page 783, Book 7594, page 785, Instrument No. 20000210-0013589, Instrument No. 20000210-0013591 and Instrument No. 20120228-0017172 Register's office for Davidson County, Tennessee.
Declaration of taking of record in Book 11423, page 609 and Book 11423, page 615 Register's office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 0 Murfreesboro Pike, Antioch, TN

(House Number) (Street) (P.O. Address) (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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 9 day of October, 2015.

LAM International Corp., USA
By: _____
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, * with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be of Lam International Corp., Usa, a Tennessee Corporation and that she as such executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as .

WITNESS my hand and seal this 9 day of October, 2015.

_____
Notary Public Donald R. Barrett
My Commission Expires: 8/27/19

* Momoko Imai

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY