WARRANTY DEED

File #2041-3400391

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 05/06/2019

(AFFIX SEAL)

WILLIAM D. CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CDG Holdings, LLC	New Owner	03410011500
(NAME)	(NAME)	
450 Edenwold Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, FIRST AMERICAN EXCHANGE CO., LLC, AS QUALIFIED INTERMEDIARY FOR HARTNACK INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CDG HOLDINGS, LLC,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 1 as shown on the Plan of Section Two Armstrong Rubber Company of record in Plat Book 6050, Page 330, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Edenwold Road, said pin being Easterly 2, 150 feet, more or less, from the Easterly margin of Gallatin Pike;

Thence, leaving said Northerly margin N 23 degrees 26' 58" W, 297.36 feet to an iron pin;

Thence, N 65 degrees 42' 02" E, 242.09 feet to an iron pin;

Thence, S 23 degrees 57' 37" E, 372.52 feet to an iron pin on the Northerly margin of Edenwold Road;

Thence, with said Northerly margin the following calls:

S 84 degrees 05' 00" W, 19.95 feet to an iron pin;

S 82 degrees 24' 41" W, 200.00 feet to an iron pin;

With a curve to the right 35.69 feet to an iron pin, said curve having a central angle of 03 degrees 47' 26:, a radius of 539.42 feet, a tangent of 17.85 feet and a chord of S 84 degrees 18' 30" W, 35.68 feet to the point of beginning.

Containing 81,643 square feet or 1.87 acres more or less.

Being the same property conveyed to Hartnack Investments, LLC, a Texas limited liability company by Quitclaim Deed from John Hartnack, recorded on the 20th day of March, 2009 in Instrument No. 20090320-0025038, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150091038 DEEDWARR
Recvd: 10/26/15 14:49 2 pgs
Fees:13.00 Taxes:2312.50
20151026-0108759

unimproved ☐
This is improved ☒ property, known as 450 Edenwold Road, Nashville, TN 37115

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 21st day of October, 2015.

Hartnack Investments, LLC, A Texas Limited Liability Company

By: _____
John Hartnack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared John Hartnack, MANAGER for Hartnack Investments, LLC, with whom I am personally acquinted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the MANAGER, for Hartnack Investments LLC and that he/himself as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of Hartnack Investments, LLC by himself as Hartnack Investments, LLC.

Witness my hand and official seal at Denton TX, Tennessee, this 21 day of October, 2015.

_____
Notary Public

My Commission Expires:
Oct 16, 2018

JOSE ANTONIO SANCHEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. Oct. 16, 2018

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212