WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160026192 DEEDWARR
Recvd: 03/31/16 14:29 3 pgs
Fees:18.00 Taxes:3330.00
20160331-0030671

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $900,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JO ANN HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8121 KDS CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
KDS Investments General Partnership, a Tennessee General Partnership	New Owner	09800009300
P.O.Box1955		
Mt. Juliet, TN 37121		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WANDA C. BAKER, MARRIED

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

KDS INVESTMENTS GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as Earhart Road, Mount Juliet, TN 37122

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), their 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), their 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 our hand on the 30th day of March, 2016.

Wanda C. Baker
Wanda C. Baker

J. David Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WANDA C. BAKER AND J. DAVID BAKER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of March, 2016.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron rod in the easterly right of way of Earhart Road, at the southwestern corner of the Phillip Sutton property as described in Deed Book 11252 Page 543 RODC., said point being the northwestern corner of the herein described tract;

Thence, leaving said right of way, with Sutton's south line, South 81 degrees 30 minutes 55 seconds East, 857.80 feet to an iron rod found;

Thence, North 08 degrees 26 minutes 51 seconds East, 174.48 feet to an iron rod;

Thence, South 82 degrees 45 minutes 06 seconds East, 259.89 feet to an iron rod found;

Thence, South 82 degrees 40 minutes 21 seconds East, 620.42 feet to an iron rod found;

Thence, South 83 degrees 50 minutes 09 seconds East, 174.57 feet to an iron rod;

Thence, South 81 degrees 17 minutes 42 seconds East, 588.22 feet to an iron rod found;

Thence, South 81 degrees 23 minutes 46 seconds East, 337.82 feet to an iron rod;

Thence, South 08 degrees 06 minutes 32 seconds West, 1822.28 feet to an iron rod found;

Thence, South 85 degrees 14 minutes 48 seconds West, 47.56 feet to an iron rod found;

Thence, North 81 degrees 09 minutes 28 seconds West, 302.255 feet to an iron rod found;

Thence, North 81 degrees 02 minutes 43 seconds West, 293.315 feet to an iron rod;

Thence, North 84 degrees 03 minutes 54 seconds West, 195.89 feet to an iron rod found;

Thence, North 83 degrees 35 minutes 27 seconds West, 208.205 feet to an iron rod found;

Thence, North 07 degrees 50 minutes 46 seconds East, 900.13 feet to an iron rod found;

Thence, North 83 degrees 42 minutes 38 seconds West, 899.75 feet to an iron rod found;

Thence, North 08 degrees 02 minutes 10 seconds East, 209.17 feet to an iron rod;

Thence, North 08 degrees 02 minutes 05 seconds East, 149.37 feet to an iron rod found;

Thence, North 08 degrees 22 minutes 42 seconds East, 144.08 feet to an iron rod at the northeast corner of the Albert Rychen property as described in Deed Book 5663 Page 701 RODC

Thence, with Rychen's north line, North 82 degrees 29 minutes 27 seconds West, 900.00 feet to an iron rod in the easterly right of way of Earhart Road;

Thence, with said right of way, North 07 degrees 24 minutes 45 seconds East, 177.67 feet to an iron rod;

Thence, with a curve to the right having a Delta Angle of 12 degrees 35 minutes 36 seconds, a Radius of 539.50 feet, an Arc Length of 118.58 feet, a Chord Bearing of North 13 degrees 42 minutes 33 seconds East, and a Distance of 118.345 feet to the point of beginning and containing 69.867 acres.

According to a survey by Steve Delle, Delle Land Survey Company, Inc., dated February 6, 2007, TN License #1710.

Being the same property conveyed by Quitclaim Deed from Joseph David Baker and wife, Wanda C. Baker, to Wanda C. Baker, as recorded on the 12th day of January 2006 in Instrument No. 20060112-0004970, and Warranty Deed from Bill Finchum and wife, Betty Finchum to Joseph David Baker and wife, Wanda C. Baker, as recorded on the 20th day of December 2001 in Instrument No. 20011220-0140530, in the Register's Office for Davidson County, Tennessee.

J. David Baker joins in this conveyance to convey any and all interest he may have in the subject property.

File No.: 1603-053

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4140, Page 89, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Application for Greenbelt Assessment - Forest recorded at Instrument No. 20100225-0014396.

f. Subject to the right of ingress and egress as shown in Book 4140, Page 89.

g. Subject to Boundary Agreement recorded in Book 11252, Page 540.

h. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.