WARRANTY DEED

STATE OF ~~GEORGIA~~ TN
COUNTY OF ~~Fulton~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 8/29/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Coqui Properties, LLC, a Tennessee limited liability company	Coqui Properties, LLC, a Tennessee limited liability company	132I-B-22.00
(NAME)	(NAME)	
6150 Cockrill Bend Circle	6150 Cockrill Bend Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160035024 DEEDWARR
Recvd: 04/28/16 10:40 3 pgs
Fees: 18.00 Taxes: 5180.00
20160428-0041433

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, **Cockrill Bend, LLC, a Georgia limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Coqui Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in Nashville, First Civil District, Twenty-Second Councilmanic District, Davidson County, Tennessee, located on the easterly side of Cockrill bend Circle north of Cockrill bend Boulevard, being Lot No. 8 a shown on the Plan of Resubdivsion Lots Eight and Nine, Section Eight, Cockrill Bend Industrial Complex as of record in Book 6050, Page 517, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Cockrill Bend Circle, said iron pin being northerly 1,200.23 feet from the northerly terminus of a curve returning to the northerly right-of-way of Cockrill Bend Boulevard;

THENCE, with said right-of-way line with a curve to the left 54.02 feet to a point; said curve having a central angle of 04 degrees 27'13", a radius of 695.00 feet, a tangent of 27.03 feet, and a chord of N 03 degrees 34' 38" W, 54.01 feet;

THENCE, continuing with said right-of-way line N 05 degrees 48' 00" W, 229.42 feet to an iron pin;

THENCE, S 61 degrees 52'00" E, 439.87 feet to an iron pin in the westerly line of property conveyed to the Metropolitan Nashville Airport Authority by Deed of record in Book 4788, Page 209, Register's Office for Davidson

County, Tennessee;

THENCE, with said line S 15 degrees 35'00" W, 246.58 feet to an iron pin;

THENCE, leaving said line with the northerly line of Lot No. 9, as shown on the aforementioned Plan of Resubdivision Lots Eight and Nine, N 61 degrees 07'09" W, 377.02 feet to the point of beginning.

Containing 92,147 square feet or 2.12 acres, more or less.

Tract 1: Being the same property conveyed to Cockrill Bend, LLC, a Georgia limited liability company, by Warranty Deed from Thomas N. Garrison, of record as Instrument No. 20080522-0052476, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO:
Plan of Record in Plat Book 6050, page 517 Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 6266, page 279 and Book 6798, page 309 Register's office for Davidson County, Tennessee.
Restrictions of record in Book 6823, page 645 and Book 8969, page 111 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 6150 Cockrill Bend Circle, Nashville, 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), its successors 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), its successors 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 25 day of April, 2016.

Cockrill Bend, LLC

By: _____

Its: General Manager

State of Georgia
County of Fulton

Personally appeared before me, a notary public in and for the state and county aforementioned, Mathes N. Matthee, with whom I am personally acquainted, and who proved himself to be the General Manager of Cockrill Bend, LLC, a Georgia limited liability company, the bargainor, and who, being authorized to do so acknowledged he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 25 day of April, 2016.

Notary Public: _____
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064