SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160039479 DEEDWARRSP
Recvd: 05/11/16 15:57 3 pgs
Fees:18.00 Taxes:37.00
20160511-0047086

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANDRA ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

File No.: HK-401-SCHB

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl Schoenenberger and Marika Schoenenberger	NEW OWNER	
(NAME) **1311 Coreland Drive Madison, TN 37115**	(NAME)	**P/O 44-37.00**
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Fiberweb, Inc., a South Carolina Corporation, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said Karl Schoenenberger and Marika Schoenenberger, as tenants in common, collectively, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Situate, lying and being all that certain piece or parcel of land located in Councilmanic District 11 of Old Hickory, Davidson County, Tennessee, said property being more particularly described as follows:

Commencing at a found 4"x4" concrete monument with a brass disk lying in the Northeasterly right-of-way line of Old Hickory Boulevard, (a 60' public right-of-way), hereinafter CM, said CM lying in the Southerly line of property standing in the name of Metropolitan Government of Nashville and Davidson County, (reference Instrument No. 20130712-0072370), hereinafter MGNDC thence South 66 degrees 43 minutes 04 seconds West for a distance 7.30 feet with an extension of the above referenced Southerly line of MGNDC to a 1/2" found iron pin; thence North 37 degrees 14 minutes 41 seconds West for a distance of 8.52 feet to a 1/2" found iron pin with a cap stamped "BWSC"; thence North 35 degrees 56 minutes 41 seconds West for a distance of 78.47 feet to a set MagNail, hereinafter MN, lying in said Northeasterly right-of-way line of Old Hickory Boulevard, said MN marking the Easternmost corner of property standing in the name of Fiberweb, Inc., (reference Instrument No. 20091125-0108548), said MN marking the Easternmost corner of the property described herein and being the true point and place of beginning;

Thence with a new severance line through aforesaid property standing in the name of Fiberweb, Inc., the following six (6) courses:

(1) thence with aforesaid Northeasterly right-of-way line of Old Hickory Boulevard along a curve turning to the left with a delta angle of 10 degrees 59 minutes 48 seconds, a radius of 666.62 feet, an arc length of 127.94 feet, with a chord bearing North 49 degrees 56 minutes 15 seconds West and a chord length of 127.75 feet to a MN, said MN marking the Southwest corner of the property describe herein;

(2) thence generally along the edge of pavement of a private road with a non-tangential reverse curve turning to the right with a delta angle of 52 degrees 56 minutes 17 seconds, a radius of 64.97 feet, an arc length of 60.03 feet, with a chord bearing North 13 degrees 46 minutes 52 seconds East and a chord length of 57.92 feet to a MN;

(3) thence generally along the edge of pavement of a private road with a compound curve turning to the right with a delta angle of 11 degrees 28 minutes 11 seconds, a radius of 179.41 feet, an arc length of 35.92 feet, with a chord bearing North 45 degrees 59 minutes 07 seconds East and a chord length of 35.86 feet to a MN;

(4) thence generally along the edge of pavement of a private road North 51 degrees 43 minutes 12 seconds East for a distance of 89.53 feet to a 5/8" set iron pin with a cap stamped "BYRD SURV INC", hereinafter IPS, said IPS marking the Northernmost corner of the property described herein;

(5) thence departing the edge of pavement of a private road South 03 degrees 54 minutes 15 seconds East for a distance of 10.78 feet to a MN;

(6) thence South 38 degrees 34 minutes 34 seconds East for a distance of 97.94 feet to an IPS, said IPS marking the Northernmost corner of Tract 1 described above;

thence South 73 degrees 08 minutes 00 seconds West for a distance of 145.00 feet with the Westerly line of aforesaid Tract 1 to a 5/8" found iron pin with a cap stamped "BWSC", said pin marking the Westernmost corner of aforesaid Tract 1; thence South 35 degrees 56 minutes 41 seconds East with, in part, the Southerly line of aforesaid Tract 1 for a distance of 95.00 feet, and in part, aforesaid Southerly line of MGNDC, for a total distance of 110.49 feet to an MN, said MN being the true point and place of beginning and containing 12,950 square feet or 0.30 acres of land, more or less, all as shown on a drawing, (B12063-16), prepared by John M. Payne, RLS No. 845 of Byrd Surveying, Inc., and dated March 16, 2016.

Being part of the same property conveyed by Quitclaim Deed from U.S. Bank National Association to Fiberweb, Inc., a South Carolina Corporation formerly known as Reemay, Inc. as recorded on the 25th day of November, 2009 in Instrument No. 20091125-0108548; part of Warranty Deed, Bill of Sale and Severance Agreement from Reemay, Inc., a South Carolina corporation to The Connecticut National Bank, a national banking association organized under the laws of the United States, not it its individual capacity but solely as Owner Trustee (capitalized terms used herein being defined as provided in Section 1 hereof) under the Trust Agreement dated as of April 15, 1989 between Philip Morris Credit Corporation and such Owner Trustee as recorded on the 5th day of May, 1989 in Deed Book 7834, Page 708 and part of Warranty Deed from E. I. Du Pont De Nemours and Company to Reemay, Inc., a corporation of the state of South Carolina as recorded on the 16th day of December, 1986 in Deed Book 7071, Page 303, in the Register's Office of Davidson County, Tennessee.

This is a portion of improved property, commonly known as *70 Old Hickory Boulevard, TN*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 _____ day of April, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Fiberweb, Inc., a South Carolina Corporation

By: Jason Greene
ITS: Executive Vice President

STATE OF ~~Tennessee~~ Indiana
COUNTY OF ~~Davidson~~ Vanderburgh

On this the 10th day of ~~April~~ May, 2016, before me personally appeared Jason Greene, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Director of Fiberweb, Inc., a South Carolina Corporation, the within named bargainor, a corporation, and that he/she as such Director executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of ~~April~~ May, 2016.

Amy R. Morphew
Notary Public
My Commission Expires:

STATE OF INDIANA NOTARY SEAL
AMY R. MORPHEW
Notary Public, State of Indiana
Vanderburgh County
Commission # 612154
My Commission Expires
December 03, 2017