Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0117

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20160047336 DEEDWARR Recvd: 06/06/16 10:29 2 pgs Fees:13.00 Taxes:3311.50 20160606-0056629	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$895,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 18, 2016.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kothare Properties, LLC	**F&M Bank**	**86-287**
(NAME) **1300 Central Court**	(NAME) **2081 Wilma Rudolph Blvd.**	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) **Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Hillsboro Developers, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kothare Properties, LLC, a corporation,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point situated in the westerly margin of Central Court, said point being the most easterly common corner between Lots One and Three;

Thence, with the westerly margin of Central Court, around a curve to the right having a central angle of 41 degrees 48' 11'', a radius of 50.00 feet, and a total length of 36.48 feet to a point;

Thence, around a curve to the left having a central angle of 43 degrees 45' 42'', a radius of 40.00 feet, a total length of 30.55 feet to a point;

Thence, N 01 degrees 53' 03'' W, a distance of 202.62 feet to a point;

Thence, around a curve to the left having a central angle of 85 degrees 58' 06'', a radius of 25.00 feet, a total length of 37.51 feet to a point situated in the southerly margin of Central Pike;

Thence, around a curve to the right having a central angle of 3 degrees 36' 09'', a radius of 1076.74 feet, a total length of 67.70 feet to a point;

Thence, N 84 degrees 20' 57'' W, a distance of 133.27 feet to the point of beginning and containing 1.04 acres of land more or less.

Being a portion of the property conveyed to Hillsboro Developers, Inc., a Tennessee corporation, by Special Warranty Deed from Hillsboro Property Management Co., Inc., a Tennessee corporation, dated October 27, 1986, filed of record on November 3, 1986, in Book 7029, Page 464, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1300 Central Court, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **May, 2016**.

Hillsboro Developers, Inc.

Luther Gary Waller, President

By: Luther Gary Waller, President

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Luther Gary Waller, whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Hillsboro Developers, Inc., and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Hillsboro Developers, Inc..

WITNESS my hand and official seal on **5/18/2016**.

NOTARY

MY COMMISSION EXPIRES: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY