Davidson County DEEDWARR
Recvd: 10/28/16 14:59 3 pgs
Fees:18.00 Taxes:2035.00

20161028-0114306

WARRANTY DEED

KW16-7594

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Library Properties, LLC	Library Properties, LLC	
7594 Whites Creek Pike (ADDRESS)	(NAME) 7594 Whites Creek Pike (ADDRESS)	
Joelton, TN 37080-8640 (CITY) (STATE) (ZIP)	Joelton, TN 37080-8640 (CITY) (STATE) (ZIP)	015-190.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID A. MARTIN AND WIFE, CAROLYN R. MARTIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LIBRARY PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Merville & Keel, Inc., dated October 10, 1980, as follows:

Beginning at an iron pin in the easterly margin of Whites Creek Pike, said point being North 10 degrees West 20.54 feet from the northwest corner of the property conveyed to Lawrence B. Williams and wife, Bonnie Sue Williams, by deed from Lenora Baxter and husband, Leonard Baxter, of record in Book 3218, Page 336, of the Register's Office for Davidson County; thence, with the easterly margin of Whites Creek Pike, North 10 degrees 00 minutes West 51.30 feet to an iron pin; thence, leaving said roadway, South 87 degrees 00 minutes East 489.86 feet to an iron pin; thence, North 3 degrees 2 minutes 19 seconds East 480.00 feet to an iron pin; thence, South 87 degrees 00 minutes East 25.0 feet to an iron pin; thence, North 3 degrees 2 minutes 19 seconds East 305.97 feet to an iron pin in the southerly boundary of the property conveyed to Gary N. Benmark and wife, Leslie A. Berimark, by deed from Virginia L. Young, of record in Book 5233, Page 656, of the Register's Office for Davidson County; thence, with Benmark's southerly boundary, East 489.92 feet to an iron pin at the base of a Black Oak tree, said point being in the westerly boundary of the property conveyed to Joe Walker, Jr., and wife, Emma Mae Walker, by deed from Helen Morrison and husband, Louis W. Morrison, of record in Book 1031, Page 421, of said Register's Office; thence, with Walker's westerly boundary, South 2 degrees 16 minutes 52 seconds West 832.33 feet to an iron pin in the northerly margin of a 50 foot wide roadway; thence, North 87 degrees 00 minutes West 495.0 feet to an iron pin; thence, South 3 degrees 00 minutes West 30.0 feet to an iron pin; thence, North 87 degrees 00 minutes West 508.32 feet to the point of beginning, containing 10.30 acres, more or less.

Said property is conveyed subject to the following provision set our in deed of record in Book 5731, Page 703, Register's Office for Davidson County, Tennessee.

Said Grantees and any future owners hereby agree to transfer in fee, without any costs, upon the request of the owner of the property to the east of subject property and any subsequent owners, now owned by Joe Walker, Jr. and wife, of record in Book 1031, Page 421, Register's Office for said County, the hereinafter described property, to be used to build a roadway and to be approved by the Metropolitan Government, said property is described as follows:

Beginning at an iron pin in the easterly margin of Whites Creek Pike, said pin being North 10 degrees West 20.54 feet from the northwest corner of the property conveyed to Lawrence E. Williams and wife, of record in Book 3218, Page 336, Register's Office for said County; thence with the easterly margin of Whites Creek Pike North 10 degrees West 51.30 feet to an iron pin; thence South 87 degrees 00 minutes East 489.86 feet to an iron pin; thence South 3 degrees 2 minutes 19 seconds West 20 feet; thence South 87

degrees 00 minutes East 30 feet to an iron pin; thence South 3 degrees 00 minutes West 30 feet to an iron pin; thence North 87 degrees 00 minutes West 508.32 feet to the beginning.

Being the same property conveyed to David A. Martin and wife, Carolyn R. Martin by Warranty Deed from Anna Ruth Holzknecht, unmarried, of record in Book 11628, Page 382, Register's Office for Davidson County, Tennessee, dated August 17, 1999 and recorded on August 20, 1999.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20000717007019l, Book 5731, Page 703, Instrument No. 20080804-0079775, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7594 Whites Creek Pike , Joelton, Tennessee 37080-8640
(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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 27th day of October, 2016.

David A. Martin

Carolyn R. Martin

STATE OF Indiana
COUNTY OF Allen

On this the 28th day of October, 2016, before me personally appeared David A. Martin and wife, Carolyn R. Martin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of October, 2016.

Annette Koenig
Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC SEAL STATE OF INDIANA
ANNETTE KOENIG
Allen County
My Commission Expires
November 10, 2023

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY