File Box
248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160114173 DEEDWARR
Recvd: 12/28/16 13:57 4 pgs
Fees: 22.00 Taxes: 1147.00
20161228-0136406

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Judy Ann Cothran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

LYNN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
5135 Hickory Hollow LLC	5135 Hickory Hollow LLC	16300007100 & 16300007000
(NAME)	(NAME)	
3300 North29th Avenue, Suite 101	3300 North29th Avenue, Suite 101	
(ADDRESS)	(ADDRESS)	
Hollywood, FL 33020	Hollywood, FL 33020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Judy Ann Cothran, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **5135 Hickory Hollow LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☑

This is improved ☑ property, known as 5135 Hickory Hollow Parkway, Antioch, TN 37013 & 0 Hickory Hollow Parkway, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 22nd day of December, 2016.

Judy Ann Cothran

Judy Ann Cothran

State of Tennessee
County of Williamson

Personally appeared before me Judy Ann Cothran, with whom I am personally ac uainted, and who acknowledged that she e ecuted the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2016.

Notary Public Ann B. Waddell
My Commission E pires: October 12, 2019

File No.: 2016-10

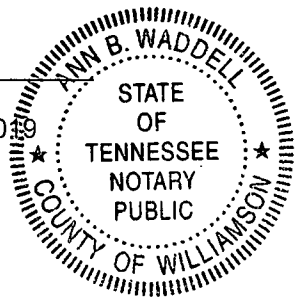


EXHIBIT "A"
LEGAL DESCRIPTION

Tract No. 1: (Improved) 5135 Hickory Hollow Parkway, Antioch, TN 37013 (Tax ID 16300007100)

Property located at 5135 Hickory Hollow Parkway in Nashville, 32nd Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 71 on Davidson County Property Map 163, and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated November 28, 2016, as follows:

BEGINNING at an existing iron pin by a fence post in the westerly right-of-way of a frontage road and the northerly right-of-way of Interstate 24. Said pin being the Southwest corner of the herein-described tract. Thence, from said POINT OF BEGINNING, along a fence line and the northerly right-of-way of Interstate 24, N 56°16'35" W – 309.44' to an iron pin set at the Southeast corner of Parcel 70.00. Thence, leaving the right-of-way of Interstate 24, along the easterly line of Parcel 70.00, N 35°58'00" E – 64.13' to an iron pin set in the southwesterly right-of-way of the railroad. Thence, along said right-of-way, S 58°27'24" E – 271.00' to an iron pin set at the intersection of the railroad right-of-way and the westerly right-of-way of the frontage road; Thence leaving the railroad right-of-way, along the westerly right-of-way of the frontage road, S 07°49'25" W – 82.70' to the POINT OF BEGINNING, containing 0.46 acres, more or less.

Tract No. 2: (Unimproved) 0 Hickory Hollow Parkway, Antioch, TN 37013 (Tax ID 16300007000)

Property located on the Southwest side of Hickory Hollow Parkway in Nashville, 32nd Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 70.00 on Davidson County Property Map 163, and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated November 28, 2016, as follows:

To reach the true point of beginning, begin at an existing iron pin by a fence post in the westerly right-of-way of a frontage road and the northerly right-of-way of Interstate 24, approximately 171' south of the centerline of the railroad. Said pin being the Southeast corner of parcel 71.00. Thence, along a fence line and the northerly right-of-way of Interstate 24, N 56°16'35" W – 309.44' to an iron pin set, the TRUE POINT OF BEGINNING. Thence, from said POINT OF BEGINNING, along a fence line and the northerly right-of-way of Interstate 24, N 56°16'35" W – 1385.56' to a point in Mill Creek. Said point being the southernmost corner of property conveyed to the Metro Government of record in D.B. 921, Pg. 516, R.O.D.C., TN. (Map 162 Parcel 27) Thence, leaving the right-of-way of Interstate 24, along said Mill Creek, with the easterly line of the Metro Government property, N 05°34'47" W – 142.69' to a point in the creek; Thence N 22°59'45" W – 702.39' to a point in the creek; Thence N 17°43'35" E – 455.46' to a point in the creek; Thence N 03°51'34" E – 523.12' to a point in the creek and in the westerly right-of-way of the railroad. Thence, leaving the line of the Metro Government, along the westerly right-of-way of the railroad, S 17°42'13" E – 1632.81' to a point; Thence with a curve left having a radius of 1458.02', a chord of S 35°59'28" E – 915.01' and an arc length along said curve of 930.73' to a point; Thence S 58°27'24" E – 317.07' to an iron pin set at the Northwest corner of parcel

71.00. Thence, leaving the right-of-way of the railroad, with the westerly line of Parcel 71.00, S 35° 58'00" W - 64.13' to the POINT OF BEGINNING, containing 16.07 acres, more or less.

Being part of the same property (known as Tract XIII) conveyed to Judy Ann Cothran by Quitclaim Deed from M. Lee Barrett, Jr., Successor Trustee of the Barrett Joint Revocable Trust Agreement U/A/D May 30, 1996, of record in Instrument No. 20130911-009640, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, paid by the Seller, prorated and assumed by the Grantees; Deed of conveyance to the State of Tennessee of record in Book 2813, page 399; Sewer Main Easements of record in Book 4264, page 901, Book 5142, page 483, Book 5142, page 489; Easement Deed as set out in Instr. No. 20140114-0003779, said Register's Office. Subject to Billboard lease as set out in Book 4258, page 709, said Register's Office and any renewals and/or extension thereof. Subject to Metropolitan Government of Nashville and Davidson County Codes Letter of record in Instr. No. 20160629-0066525, said Register's Office.