BILL GARRETT, Davidson County
Trans: T20170014421 DEEDWARR
Recvd: 02/17/17 09:43 5 pgs
Fees: 28.00 Taxes: 5768.30

20170217-0016411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,559,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2017.

(Affix Seal) Notary Public

My Commission Expires: 9/30/17

28370

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
The Jones Company of Tennessee, L.L.C.	New Owner	Map/Parcel
1221 Liberty Pike		125 14 0A 900.00; 126 14 0A 901.00; 126 14 0A 902.00; 126 14 0A 903.00; 126 14 0A 904.00; 126 14 0A 153.00; 126 00 0 574.00; 126 00 0 568.00; 126 00 0 566.00; 126 00 0 569.00; 126 00 0 570.00; 140 00 0 207.00
Franklin, TN 37067		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRAVIS PROPERTY DEVELOPERS, a Tennessee general partnership, AND JOSEPH L. RODGERS AND STEVEN M. ADCOCK AND JOHN D. VALIQUETTE, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto THE JONES COMPANY OF TENNESSEE, L.L.C., a Missouri limited liability company, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2017 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable.
2. All matters appearing on the Plan of Travis Trace Subdivision, Phase 1A of record in Instrument No. 20141016-0095781, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens as provided in the Covenants, Conditions and Restrictions, with By-Laws appended thereto, of record in Instrument No. 20140703-0058975, Register's Office for Davidson County, Tennessee.
4. Charter of Travis Trace Homeowners Association of record in Instrument Number 20141217-0115370, Register's Office for Davidson County, Tennessee.
5. Detention pond easement agreement of record in Instrument Number 20130614-0061084, Register's Office for Davidson County, Tennessee.
6. Restrictions for Stormwater facilities and system of record in Instrument Number 20140108-0002017, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of a Public Utilities Easement of record in Instrument No. 20150811-0080294, Register's Office for Davidson County, Tennessee.
8. Stormwater detention agreement of record in Instrument Number 20070423-0047722, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument Number 20071109-0132431, corrected by Instrument Number 20071210-0142184, Register's Office for Davidson County, Tennessee.
10. Sanitary sewer and/or drainage easement of record in Instrument Number 20070801-0091062, and Instrument Number 20070801-0091141, Register's Office for Davidson County, Tennessee.

11. Public utility easement of record in Instrument Number 20071115-0133969, Register's Office for Davidson County, Tennessee.
12. Temporary construction easements of record in Instrument Number 20070523-0061457, Instrument Number 20070523-0061458, Instrument Number 20070523-0061459, Instrument Number 20070523-0061460, and Instrument Number 20070523-0061461, Register's Office for Davidson County, Tennessee.
13. Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061074, Instrument Number 20130614-0061075, Instrument Number 20130614-0061076, and Instrument Number 20130614-0061077, Register's Office for Davidson County, Tennessee.
14. Agreement for dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument Number 20130614-0061073, Register's Office for Davidson County, Tennessee.
15. Temporary construction easement agreement of record in Instrument Number 20130614-0061078, Instrument Number 20130614-0061082, Instrument Number 20130614-0061085, and Instrument Number 20130614-0061087, Register's Office for Davidson County, Tennessee.
16. Temporary construction easement agreement for sanitary sewers and appurtenances of record in Instrument Number 20130614-0061083 and Instrument Number 20130614-0061086, Register's Office for Davidson County, Tennessee.
17. Subject to all matters shown on the Plan of record in Plat Book 161, Page 18, Register's Office for Davidson County, Tennessee.
18. Subject to all matters shown on the Plan of record in Instrument Number 20010226-0017622, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as: Lot 153 and Open Space A, B, C, D, and E, Travis Trace Subdivision, Nashville, Tennessee (Tract 1); 36.25 acres +/- acres, undeveloped Travis Trace Subdivision, Nashville, Tennessee (Tract 2).

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, its successors and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 15th day of February, 2017:

Travis Property Developers

BY: _____
Joe L. Rodgers, Partner

_____
Joseph L. Rodgers

_____
Steven M. Adcock

_____
John D. Valiquette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joe L. Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Travis Property Developers, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership by himself as partner.

Witness my hand, at office, this 15th day of February, 2017:

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Joseph L. Rodgers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2017:

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Steven M. Adcock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2017:

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John D. Valiquette, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2017:

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 153 and Open Space A, B, C, D and E, as shown on the Plan of Travis Trace Subdivision, Phase 1A, of record in Instrument No. 20141016-0095781, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Travis Property Developers, a Tennessee general partnership, by Quitclaim Deed from Joseph L. Rodgers, also known as Joe Rodgers, Steven M. Adcock, also known as Steve Adcock, and John D. Valiquette, also known as John Valiquette, dated June 14, 2013, of record in Instrument No. 20130617-0061817, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land situated in the Thirty-Fifth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, also being identified as parcels 207,566,568,569 and 570 on Metro-Nashville tax map 126 and be more particularly described as follows:

Beginning at an iron rod (old) lying in the southerly margin of Greenstone Lane (46'R.O.W.) also being the terminus of Greenstone Lane and being the northeasterly corner of lot 17 on Travis Trace Subdivision Phase 1A of record in Instrument 20141016-0095781,R.O.D.C.,TN.

Thence, along or near the terminus of said Greenstone Lane North 27°13'11" East a distance of 46.00 feet to an iron rod(old);

Thence, along or near the northerly margin of said Greenstone Lane with a curve turning to the left with an arc length of 6.70', with a radius of 348.00', with a chord bearing of North 63°19'53" West , with a chord length of 6.70' to an iron rod (old);

Thence, leaving said Greenstone Lane, along or near the easterly line of lots 18 and 19 on said Travis Trace North 18°44'01" East, a distance of 155.30 feet to a iron rod (old);

Thence, along or near lots 20-23 and open space c on said Travis Trace the next nine (9) calls:
Thence, North 70°41'13" West, a distance of 26.78 feet to an iron rod (old);
Thence, North 26°31'35" East, a distance of 54.08 feet to an iron rod (old);
Thence, North 51°05'03" East, a distance of 57.37 feet to an iron rod (old);
Thence, North 61°37'44" East, a distance of 57.58 feet to an iron rod (old);
Thence, North 77°57'17" East, a distance of 93.28 feet to an iron rod (old);
Thence, South 37°03'28" East, a distance of 216.60 feet to an iron rod (old);
Thence, South 35°03'59" West, a distance of 212.52 feet to an iron rod (old);
Thence, South 35°22'36" East, a distance of 25.00 feet to an iron rod (old);
Thence, North 54°37'03" East, a distance of 223.08 feet to an iron rod (old);

Thence, leaving said Travis Trace, along or near the westerly lines of Boone Trace Section 8, Phase 1 of record in Instrument 20031210-0177241,R.O.D.C.,TN. the next five (5) calls:
Thence, South 37°03'28" East, a distance of 63.59 feet to an iron rod (old);
Thence, South 26°17'19" East, a distance of 420.02 feet to an iron rod (old);
Thence, South 52°03'32" East, a distance of 413.12 feet to an iron rod (old);
Thence, South 18°09'20" East, a distance of 597.09 feet to an iron rod (old);
Thence, South 51°58'15" East, a distance of 406.87 feet to an iron rod (old);

Thence, leaving said Boone Trace, along or near the westerly line of Boone Trace at Biltmore, Phase 1 of record in Plat Book 7900, Page 667, R.O.D.C.,TN. South 25°45'43" East a distance of 187.92 feet to an iron rod (old);

Thence, along or near the northerly line of Biltmore Commercial of record in Instrument 20041027-0129153, R.O.D.C.,TN. North 83°26'41" West, a distance of 1636.44 feet to an iron pin (old);

Thence, along or near the easterly line of Joyce Baker of record in North 10°38'26" West, a distance of 149.60 feet to an iron rod (old);

Thence, along or near the easterly lines of Robert Palmore and Patricia J. Travis of record in Instrument 20130614-0061088,R.O.D.C.,TN. the next nine (9) calls:
Thence, North 30°40'59" East, a distance of 28.36 feet to an iron rod (old);
Thence, North 06°56'55" East, a distance of 160.00 feet to an iron rod (old);
Thence, South 83°03'05" East, a distance of 295.47 feet to an iron rod (old);
Thence, North 04°08'54" West, a distance of 355.24 feet to an iron rod (old);
Thence, North 21°21'56" West, a distance of 121.29 feet to an iron rod (old);
Thence, South 80°29'06" West, a distance of 177.34 feet to an iron rod (old);
Thence, North 74°30'40" West, a distance of 150.42 feet to an iron rod (old);
Thence, North 26°50'47" West, a distance of 154.37 feet to an iron rod (old);
Thence, North 06°10'52" East, a distance of 237.33 feet to an iron rod (old);

Thence, along or near the southerly line of 14-17 of said Travis Trace the next two (2) calls:
Thence, North 32°52'14" East, a distance of 121.59 feet to an iron rod (old);
Thence, North 35°40'04" East, a distance of 172.65 feet to an iron rod the Point of Beginning.

Containing 1,579,280 Square Feet, 36.25 Acres more or less.

Being a portion of the same property conveyed to Travis Property Developers by Quitclaim Deed from Joseph L. Rodgers, also known as Joe Rodgers, Steven M. Adcock, also known as Steve Adcock, and John D. Valiquette, also known as John Valiquette, dated June 14, 2013, of record in Instrument 20130617-0061817,Register's Office for Davidson County, Tennessee AND ALSO being the same property conveyed to Joe Rodgers, Steve Adcock and John Valiquette by Trustee's Deed from Sam J. McAllister, III, Substitute Trustee, dated March 3, 2009, of record in Instrument 200903060020152, Register's Office for Davidson County, Tennessee.