Davidson County DEEDWARR
Recvd: 02/23/17 15:40 6 pgs
Fees:33.00 Taxes:3274.50
20170223-0018361

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27532-1C
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Edward Ivy c/o Auto-Chlor System 450 Ferguson Drive Mountain View, CA 94043	New Owner	14800007100 14800007200 14800007300 14800007400 14800013800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CP INVESTORS, a Tennessee joint venture** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Edward J. Ivy, Trustee, The Edward J. Ivy Descendants' Trust, dated August 10, 1998** (hereinafter referred to as the "**Grantee**"), his heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference.

BEING part of the same property conveyed to CP Investors, a Tennessee joint venture by Special Warranty Deed dated December 11, 2015 from R.R. Donnelley and Sons Company, a Delaware corporation, of record in Instrument No. 20151230-0130940, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of February, 2017.

CP INVESTORS, a Tennessee joint venture

By: _____
Name: William H. Hawkins
Its: Managing Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William H. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Joint Venturer of CP INVESTORS, a Tennessee joint venture, and who further acknowledged that he, as such Managing Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Joint Venturer for the said joint venture.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23 day of February, 2017.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $885,000.00.

_____
Affiant

Subscribed and sworn to before me this 23 day of February, 2017.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 1.19.2019

EXHIBIT A
Legal Description

Three Tracts of Land situated in Davidson County, Tennessee, being described as follows, to wit:

TRACT I

Three (3) tracts or parcels of land located at or near the easterly intersection of Antioch Pike and Franklin Limestone Road in Davidson County Tennessee, which tracts or parcels adjoin, contain together a total area of 3.161 acres, and are described according to a survey made by Barry Greer & Associates, Land Surveyors, Mt. Juliet, Tennessee, dated September 10, 1992, bearing Job No. 1602, as follows:

Parcel One:

A tract or parcel of land fronting on the southeasterly right-of-way line of Franklin Limestone Road (a 50-foot road), beginning at a concrete monument located 360.52 feet, as measured in a northeasterly direction along said southeasterly right-of-way line from the north end of the easterly return curve at the intersection of the northeasterly right-of-way line of Antioch Pike and the southeasterly right-of-way line of Franklin Limestone Road, said monument also being located at the most northerly corner of Parcel 72 (Geotek Enterprises) on the plat of Check Printers Number Two, of record in Book 7900, page 238, Register's Office for Davidson County, Tennessee; thence, from said point of beginning, leaving said right-of-way line, South 25'04'01" East 142.61 feet to a concrete monument; thence, North 51°13'04" East 84.00 feet to a corner post; thence, North 25°31'29" West 25.00 feet to an iron pin; thence, North 25'04'01" West 84.17 feet to an iron pin in the southeasterly right-of-way line of Franklin Limestone Road; thence, with said right-of-way line in a southwesterly direction, along a curve to the left having a radius of 1,884.86 feet, a distance of 82.53 feet to the point of beginning.

Parcel Two:

A tract or parcel of land fronting on the northeasterly right-of-way line of Antioch Pike (a 72-foot road), beginning at a point located South 45°25'00" East 59.06 feet from the South end of the Easterly return curve at the intersection of the Northeasterly right-of-way line of Antioch Pike and the Southeasterly right-of-way line of Franklin Limestone Road, said point also being a Westerly corner of Parcel 72 (Geotek Enterprises) on the plat of Check Printers Number Two, of record in Book 7900, page 238, Register's Office for Davidson County, Tennessee, thence, from said point of beginning, continuing with the Northeasterly right-of-way line of Antioch Pike, South 45°52'00" East 95.97 feet to an iron pin, thence, leaving said right-of-way thence, North 51°14'33" East 142.45 feet to an iron pin; thence, North 49°34'27" West 100.70 feet to a point; thence South 49°14'04" West 135.48 feet to the point of beginning.

Parcel Three:

Being Parcel 72 (Geotek Enterprises) on the plat of Check Printers Number Two, of record in Book 7900, page 238, Register's Office for Davidson County, Tennessee and more particularly described, according to the aforesaid survey, is follows:

Beginning at a point in the southeasterly right-of-way line Franklin Limestone Road (a 50-foot road) at the north end of the easterly return curve at the intersection of said southeasterly right-of-way line and the northeasterly right-of-way line of Antioch Pike (a 72-foot road); thence, with the southeasterly right-of-way line of Franklin Limestone Road, North 66'16'35" East 138.23 feet to an iron pin: thence, with a curve to the right having a radius of 1,884.86 feet, a distance of 222.29 feet to a concrete monument; thence,

leaving said right-of-way line, South 25'04'01" East 142.61 feet to a concrete monument; thence, North 51'13'04" East 84.00 feet to a corner post; thence, North 25°31'29" West 25.00 feet to an iron pin; thence, South 80'26'08" East 165.37 feet to a P-K nail in side of corner post; thence, South 05'00'04' West 171.72 feet to a P-K nail in an oak tree: thence, South 69'54'17" West 78.36 ft. to a concrete monument; thence, South 19'44'21" East 42.94 feet to an iron pin; thence, North 54°57'00" West 126.51 feet to a P-K nail set in concrete; thence, South 48'08'34" West 130.96 feet to an iron pin; thence, North 49°34'27" West 270.00 feet to a point; thence, South 49°41'04" West 135.48 feet to a point in the northeasterly right-of-way line of Antioch Pike; thence, with said right-of-way line, North 45°52'00" West 59.06 feet to the south end of the easterly return curve at the intersection of the northeasterly right-of-way line of Antioch Pike and the southeasterly right-of-way line of Franklin Limestone Road; thence, with a curve to the right having a radius of 45.00 feet, and a chord bearing and distance of North 10°12'18" East 74.68 feet, a distance of 88.08 feet to the point of beginning.

The above descriptions were prepared from a survey made by Barry Greer, Tennessee License No. 211, 2103 Windsor place, Mt. Juliet, TN 37122.

TRACT II

Being the tract or parcel shown as the Annie Claire Foster property on the subdivision plat designated Check Printers Number One, of record in Book 6200, page 995, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northeasterly right-of-way line of Antioch Pike as established by deed from Annie Claire Foster to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8215, page 754, Register's Office for Davidson County, Tennessee, said point being the most westerly southwest corner of the property herein described; thence, leaving said right-of-way line of Antioch Pike, North 47° 47' 39" East 283.64 feet to a concrete monument; thence, South 54° 55' 52" East 126.21 feet to a concrete monument, being a corner of a small triangular parcel conveyed to Werthan Industries, Inc. by deed from Annie Claire Foster of record in Book 8272, page 365, said Register's Office; thence, with the line of Werthan Industries. Inc., South 19° 42' 53" East 33.25 feet to a concrete monument in the line of the property conveyed to Werthan Industries, Inc. by deed of record in Book 8240, page 904, said Register's Office; thence, with the line of Werthan Industries, Inc., South 51° 24' 48" West 276.52 feet to a point in the northeasterly right-of-way line of Antioch Pike; thence with said right-of-way line for three calls, North 45° 52' 00" West 30.00 feet, South 44° 08' 00" West 14.00 feet, and North 45° 52' 00" West 107.55 feet to the point of beginning; containing 1.015 acres, more or less.

TRACT III

LAND in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron rod at an intersection of the northerly right-of-way line of Antioch Pike, 72 feet in width, and a corner common with Werthan Industries, Inc., as of record in Deed Book 9222, page 893, said Register's Office; thence leaving the northerly right-of-way line of Antioch Pike, along the easterly property line of Werthan Industries, Inc., North 52° 45' 13" East, 144.12 feet to an existing iron rod; thence South 48° 36' 25" East, 169.11 feet to an existing iron rod in the westerly property line of Check Printers, Inc., as of record in Deed Book 11148, page 490, said Register's Office; thence along the westerly property line of Check Printers, Inc., South 48° 19' 24" West, 152.64 feet to an existing iron rod in the northerly right-of-way line of said Antioch Pike; thence along the northerly right-of-way line of Antioch Pike, North 45° 20' 13" West, 179.38 feet to the point of beginning, containing 25,609 square feet (0.588 acres, more or less).

EXHIBIT B

Permitted Encumbrances

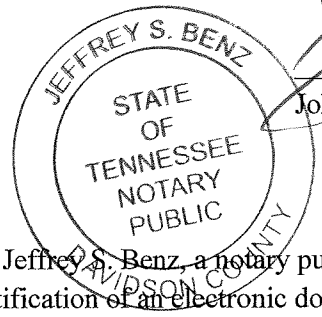
1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and parcel 14800007100, 14800007200, 14800007300, 14800007400 and 14800013800.

3. All Matters as shown on the Plan of record in Plat Book 6200, Page 995, Register's Office for Davidson County, Tennessee, as to Map and Parcel 14800007400.

4. All Matters as shown on the Plan of record in Plat Book 7900, Page 238, Register's Office for Davidson County, Tennessee, as to Map and Parcel 14800007200.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019