BILL GARRETT, Davidson County
Trans:T20170051734 DEEDWARR
Recvd: 06/16/17 14:23 2 pgs
Fees:13.00 Taxes:2405.00
20170616-0060789

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of May, 2017, by and between William H Buford and Rosalyn N Buford, husband and wife, party of the first part, and Insight Property Solutions LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being a tract of land, situated in the Thirtieth Council District of Davidson County, Tennessee, of record in Deed Book 11174, Page 109, on file at the Register's Office for Davidson County, Tennessee, and being generally described as North of and adjacent to Goins Road, South of Flora Maxwell Road, West of and adjacent to Taylor Road and East of Nolensville Pike, and being more particularly described as follows:

Beginning at an existing iron rod in the northerly right of way of said Goins Road (a variable right of way), being the southeast corner of the Inland American St Portfolio JP3, LLC property (Inst. No. QC-20110712 0053369), said rod having Tennessee State Plane Coordinates of Northing 634418.88, Easting 1754689.78;

Thence leaving said northerly right of way and with the easterly line of said Inland American St Portfolio JP3, LLC property, North 06 degrees 29 minutes 05 second East for a distance of 315.57 feet to an existing 1 ½" pipe in the southerly line of the Grover B. Maxwell property (Deed Book 4205, Page 840), said Pipe being the northeast corner of said Inland American St Portfolio JP3, LLC property;

Thence, leaving said Inland American St Portfolio JP3, LLC property, and with the southerly line of said Grover property and the southerly lines of the Valerie Watts property (Inst. No. DB-20080729 0077345), the Ben G. Maxwell property (Inst. No. DB-20110224 0015342), the Henry Chester Maxwell, Jr. property (Deed Book 3973, Page 396), the Ben G. Maxwell, et ux property (Deed Book 5756, Page 3150, the Herschel Bruce and Evon B. Maxwell property (Inst. No. QC-20130829 0091216), the Lester C. McClain property (Inst. No. DB-20151005 0101433), the Shannon Hill property (Inst. No. DB-20051216 0150930), the Dewey T. and Zelma G. Hockett Trustees property (Inst. No. DB-20100607 0044048), the Hamidullah Durani property (Inst. No. DB-20031002 0145757), the James Ridley, et ux property (Deed Book 3948, Page 247), the Taghi Mohammadkhah properties (Inst. No. DB-20040709 0081841), the Bruce and Evon Maxwell property (Inst. No. DB-20020506 0055085), and the Keyla Ann Poe property (Inst No. DB-20091208 0112150), South 76 degrees 24 minutes 31 seconds East for a distance of 917.10 feet to a new iron rod set in the westerly right of way of Taylor Road (a 50 foot right of way);

Thence, leaving said southerly lines, and with the westerly right of way of said Taylor Road, the following four calls:

South 01 degrees 13 minutes 02 second East for a distance of 3.61 feet;

On a curve to the left, having a Radius of 200.00 feet, a delta of 08 degrees 36 minutes 48 seconds, an Arc Length of 30.07 feet and being subtended by a Chord Bearing and Distance of South 05 degrees 31 minutes 26 seconds East, 30.04 feet to a new iron rod set;

South 09 degrees 49 minutes 50 seconds East for a distance of 121.87 feet to a new iron rod set;

On a curve to the right, having a Radius of 300.00 feet, a Delta of 13 degrees 49 minutes 27 seconds, an Arc Length of 72.38 feet and being subtended by a Chord Bearing and Distance of South 02 degrees 55 minutes 06 seconds East 72.21 feet to a new iron rod set, at the intersection of the rights of way of the westerly right of way of said Taylor Road and northerly right of way of said Goins Road;

Thence, leaving said Taylor Road and with the northerly margin of said Goins Road North 82 degrees 22 minutes 54 seconds West for a distance of 963.01 feet to the point of beginning.

Subject tract contains 250,049 square feet or 5.740 acres, more or less, and is subject to covenants, easements, rights-of-way and restrictions of record and not of record. Survey completed 02/23/2017 by Chris L Vandegrift TRLS No. 2535.

Being all or part of the same property conveyed to William H. Buford and Rosalyn N. Buford by virtue of that certain Clerk and Master Chancery Court Deed dated October 1, 1998, and being of record at Book 11174, Page 109 in the Register's Office of Davidson County, Tennessee.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and easements at Book 11174, Page 109, Book 1179, Page 285, Book 3881, Page 273, and Book 5337, Page 877 in said Register's Office, TN; and I/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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

William H Buford

Rosalyn N Buford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, William H Buford and Rosalyn N Buford, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Insight Property Solutions LLC 1711 Hayes St, Nashville, TN 37203
Tax Parcel No	14707014600
Property Address:	4306 Goins Rd. Nashville, TN 37211
MAIL TAX BILLS TO:	Insight Property Solutions LLC 1711 Hayes St, Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $650,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of May, 2017.

Notary Public

My Commission Expires: 1.24.21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD