#12143

THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23453

Return to:
Advantage Title and Escrow, Inc.
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

BILL GARRETT, Davidson County
Trans:T20170056026 DEEDWARR
Recvd: 06/30/17 09:34 2 pgs
Fees:13.00 Taxes:3700.00

20170630-0065885

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Copper Investments, LLC	NEW OWNER	
1598 Guill Road		07509027400
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **McRedmond Family Partnership, also known as McRedmond Family Partners by Agreement dated January 1, 2017, a Tennessee general partnership,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Copper Investments, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots One, Two and Three, Section Three of the C. B. Howse Subdivision, as of record in Book 6250, Page 840, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument corner common with Lot 3A, Section Two, C. B. Howse Subdivision, in the east right-of-way line of Old Hickory Boulevard, said monument being the northwest corner of Lot One; thence with Lot 3A, North 72 deg. 29' 47" East 156.10 feet to a concrete monument corner common with Lot 3A in the west right-of-way line of Seaboard Systems Railroad, said monument being the northeast corner of Lot One; thence with the west right-of-way line of Seaboard Systems Railroad, South 17 deg. 05' 07" East 300.00 feet to an iron pin corner common with Lot Four in the west right-of-way line of Seaboard Systems Railroad, said pin being the southeast corner of Lot Three; thence with Lot Four, South 72 deg. 29' 47' West 163.91 feet to an iron pin corner common with Lot Four, in, the east right-of-way line of Old Hickory Boulevard, said pin being the southwest corner of Lot Three; thence with the east right-of-way line of Old Hickory Boulevard the following bearings and distances; thence North 17 deg. 30' 13" West 252.45 feet to a concrete monument; thence South 87 deg. 11' 29" East 37.05 feet to a concrete monument; thence North 17 deg. 30' 13' West 24.41 feet to a concrete monument; thence North 62 deg. 30' 13" West 35.00 feet to a concrete monument; thence North 17 deg. 30' 13" West 11.25 feet to the point of beginning, containing 48,209 square feet (1.11 acres), more or less.

Being the same property conveyed to McRedmond Family Partnership, a Tennessee General Partnership by quitclaim deed from Welch-Ward Corporation of record in Instrument No. 20121231-0120620 Register's Office for Davidson County, Tennessee, dated 12/21/2012 and recorded on 12/31/2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4700 Old Hickory Blvd., Nashville, TN 37138.**

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 our hands this 28 day of June, 2017.

McRedmond Family Partnership, also known as McRedmond Family Partners by Agreement dated January 1, 2017
By Its Partners:

Mary Joanne M. Crowell
Mary Joanne M. Crowell

Monica Ann M. Terry
Monica Ann M. Terry

Patrick J. McRedmond, Jr.
Patrick J. McRedmond, Jr.

Evelyn M. Rodgers
Evelyn M. Rodgers

Ann M. Waddey
Ann M. Waddey

Maureen M. Foy
Maureen M. Foy

Sharon M. Pigott
Sharon M. Pigott

Paul A. McRedmond
Paul A. McRedmond

Carole M. Nadler
Carole M. Nadler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Mary Joanne M. Crowell, Monica Ann M. Terry, Patrick J. McRedmond, Jr., Evelyn M. Rodgers, Ann M. Waddey, Maureen M. Foy, Sharon M. Pigott, Paul A. McRedmond and Carole M. Nadler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **the Partners of McRedmond Family Partnership, also known as McRedmond Family Partners by Agreement dated January 1, 1017, a Tennessee general partnership**, the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as its Partners.

Witness my hand and official seal this 28 day of June, 2017.

My Commission expires: March 2, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE