WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056323 DEEDWARR
Recvd: 06/30/17 14:51 2 pgs
Fees:13.00 Taxes:6475.00

20170630-0066282

File No.: HK-17-1310

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AHN&CHAE, INC.	AHN&CHAE, Inc.	13415000300
(NAME)	(NAME)	
1310 Antioch Pike	1562 Copperstone Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KNESTRICK PROPERTIES HOLDINGS, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AHN&CHAE, INC.**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an Iron rod situated in the Easterly margin of Antioch Pike, said point being the Southwest corner of the Wallace Hutcherson property of record in Book 6519, Page 703, R.O.D.C., Tn. Thence, leaving said road, N 72deg18'56" E, a distance of 435.55 feet to an Iron rod; Thence, S 07deg41'13" W, a distance of 176.26 feet to an Iron rod; Thence, S 08deg15'55" W, a distance of 123.77 feet to an Iron rod; Thence, S 77deg59'06" W, a distance of 243.41 feet to an Iron rod situated in the Easterly margin of Antioch Pike; Thence, along said road, along a curve to the left, having a central angle of 01deg02'05", a radius of 9586.00 feet, a tangent of 86.55 feet, a length of 173.10 feet, and having a chord which bears N 31deg50'57" W, a distance of 173.10 feet to an Iron rod; Thence, along said road, N 32deg49'36" W, a distance of 81.50 feet to the point of beginning and containing 87,953.312 square feet or 2.019 acres of land more or less, described according to an As-Built Survey, Antioch Strip Center, dated July 13, 2000, last revised March 6, 2001, prepared by Steven D. Delle, Tennessee No. 1710, Dale and Associates, 516 Heather Place, Nashville, Tennessee 37204.

Being the same property conveyed by Quitclaim Deed from Antioch Plaza Partners, a Tennessee General Partnership to Knestrick Properties Holdings, LLC, as recorded on the 11th day of April, 2017 in Instrument No. 20170411-0035438 and General Warranty Deed from Five Star Investments, L.P., a Tennessee limited liability partnership to Antioch Plaza Partners, a Tennessee general partnership, as recorded on the 6th day of April, 2001 in Instrument No. 20010406-0033796, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1310 Antioch Pike, Nashville, TN 37211

(House Number) (Street) (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 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, 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 GRANTEE(S), 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 hand(s) this 29th day of June, 2017.

Knestrick Properties Holdings, LLC

BY: WILLIAM E. KNESTRICK
ITS: Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of June, 2017, before me personally appeared WILLIAM E. KNESTRICK, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the chief manager of Knestrick Properties Holdings,, the within named bargainor, a limited liability company, and that he/she as such chief manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of June, 2017.

Hannah A Kolb
Notary Public
My Commission Expires: 5/5/2020

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171