THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P17-8209-BW

BILL GARRETT, Davidson County
Trans:T20170078902 DEEDWARR
Recvd: 09/08/17 14:28 3 pgs
Fees:18.00 Taxes:1517.61

20170908-0092635

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,165.28.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2017

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Koorsen Properties II, LLC		
2719 N Arlington Avenue	New Owner	042-00-0-036.00
Indianapolis, IN 46218		
(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, WE, **Doreen T. McElhanon**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Koorsen Properties II, LLC, an Indiana limited liability company**

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

See attached Exhibit A

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 (X) UNIMPROVED

() IMPROVED property known as **4011 Dickerson Pike, Nashville, TN 37207-1305.**

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 my hand this the 30 day of August, 2017.

Doreen T. McElhanon

Doreen T. McElhanon

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Doreen T. McElhanon** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of August, 2017.

My Commission expires: 06/04/2020

Notary Public

Werner A Lopez
Notary Public
Maricopa County, Arizona
My Comm. Expires 06-04-2020

EXHIBIT A

Situated in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at an iron pin (found) at the southeast corner of the Gary R. Stewart and Ted Allen Brooks property (Instrument No. 20150911 0092366), said iron pin being located in the northerly right-of-way of Nesbitt Drive, thence along said right-of-way, North 83 degrees 07 minutes 15 seconds West, 338.97 feet to an iron pin (found) at the southeast corner of the herein described property, this being the **TRUE POINT OF BEGINNING;**

Thence, continuing along Nesbitt Drive, North 83 degrees 00 minutes 32 seconds West, 496.44 feet to an iron pin (found) in the easterly right-of-way of Dickerson Pike, said iron pin being the southwest corner of the herein described property;

Thence, along the easterly right-of-way of Dickerson Pike, North 23 degrees 18 minutes 42 seconds East, 46.14 feet to an iron pin (set);

Thence, along a curve to the right, having an arc length 493.13 feet, a radius of 5,654.72 feet, a chord bearing of North 26 degrees 20 minutes 58 seconds East, a distance of 492.98 feet to an iron pin found at the northwest corner of the herein described property; Said iron pin being a common corner with the Robert S. Ingram property (DB 5724 PG 723);

Thence, leaving the easterly right-of-way of Dickerson Pike, South 83 degrees 41 minutes 17 seconds East, 397.98 feet to an iron pin (found), this being the northeast corner of the herein described property; Said iron pin being a common corner with the Sandra C. Gregory (DB 5703 PG 33) and Leon A Dead Deaderick Jr. (DB 10311 PG 275) properties;

Thence, South 15 degrees 35 minutes 01 seconds West, 519.94 feet to the **POINT OF BEGINNING**. Containing 230,868.62 square feet, or 5.30 acres, according to a survey by Jeffrey A. Leopard, dated March 21, 2017.

Being the same property conveyed to Doreen T. McElhanon by Quitclaim Deed from Harvey R. McElhanon of record in Book 8975, page 39, Register's Office for Davidson County, Tennessee, dated June 4, 1993 and recorded on June 8, 1993.

Final Decree Confirming Sale filed January 16, 1998 and recorded on January 20, 1998 in Book 10762, Page 701, Register's Office for Davidson County, Tennessee, wherein title to the subject property was divested out of Doreen T. McElhanon, and any and all unknown heirs-at-law, devisees or parties of interest, and vested in A. C. Johnson, subject to the equity of redemption. The said Doreen T. McElhanon exercised her right of redemption, and by Decree for Redemption filed September 18, 1998 and recorded April 10, 2000 in Instrument Number 20000410-00355569, Register's Office for Davidson County, Tennessee, title to the subject property was divested out of A. C. Johnson, and vested in Doreen T. McElhanon.