(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 21639 DEEDWARR
11/03/2017 08:44:25 AM 2 pgs
Fees: $13.00 Taxes: $3,433.60

20171103-0112843

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $928,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Melanie DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craighead Partners LLC, a Tennessee limited liability company	Craighead Partners LLC, a Tennessee limited liability company	181-00-0-095.00
(NAME)	(NAME)	
421 East Iris Drive, Suite 300	421 East Iris Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, 37204	Nashville, 37204	
(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, **Tennessee Bank & Trust, a Tennessee corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craighead Partners LLC, a Tennessee 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point being the center of Nolensville Pike at its intersection with the center of Bluff Road; thence with the center of Nolensville Pike North 22 deg. 30' West 62 feet to a point; thence with the center of said pike northwestwardly around a curve having a radius of 2865 feet, 438.3 feet to a point in the center of said pike; thence South 49 deg. 30' West 182 feet to an iron pin; thence South 59 deg. 15' West 578.5 feet to an iron pin; thence South 7 deg. 40' West 518 feet to an iron pin, on the southerly bank of Westfork Branch; thence South 65 deg. 15' East 318.5 feet to an iron pin; thence South 61 deg. 35' East 196 feet to an iron pin; thence South 42 deg. 50' East to a point in the center of Bluff Road; thence northeastwardly with the presently existing center of Bluff Road to the point of beginning, containing 14.74 acres, more or less, according to survey made by George W. Watkins, Surveyor, on February 14, 1958.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT:

A certain tract of land in Davidson County, Tennessee, at the northwest corner of Bluff Road and Nolensville Road, described according to a survey by Donald W. Fortner, dated April 2, 1973, as follows:

Beginning at an iron pin marking the intersection of the westerly margin of Bluff Road, 25 feet from its center and the westerly margin of State Route 11, 35 feet from its center; thence in a northerly direction with the margin of State Route 11, 288.65 feet with a left curve having a radius of 2830 feet; thence South 65 deg. 11' West 192.05 feet; thence South 39 deg. 01' West 531.34 feet to a concrete monument; thence South 60 deg. 54' East 436.89 feet to an iron pin in the margin of Bluff Road; thence with the margin of Bluff Road, North 21 deg. 25' East 257.43 feet to an iron pin; thence with a right curve having a radius of 400.90 feet, 128.16 feet; thence North 39 deg. 44' East 118.25 feet to the point of beginning, containing 5.0 acres, according to a survey by Donald W. Fortner, dated April 2, 1973.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT:

Beginning at the point of intersection of the existing west margin of SR 11 and the southeast boundary of the J.H. Byrd, Jr. et al property, said point of intersection being 35.85' left of SR 11 proposed centerline station 56+56.33; thence with said existing margin southerly 192' more or less to a point, said point being 34.16' left of SR 11 proposed centerline station 54+62.59; thence with the north boundary of the W.P. Williams, et ux property South 65 degrees 55' 38" West 40.95' to a point; said point being 75.00' left of SR 11 proposed centerline station 54 +64.33; thence with the proposed west margin of said road North 21 degrees 55' 27" West 184.91' to a point, said point being 56.57' left of SR 11 proposed centerline station 56+52.06 thence with said southeast boundary North 46 degrees 35' 26" East 21.46' to the point of beginning containing 0.133 acres and being part of the same property conveyed by Sarah E. Williams to Robert J. Morris, Jr. as of record in Book 9161, page 721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, by

Substitute Trustee's Deed from Joseph J. Jensen, Substitute Trustee, dated November 25, 2008, of record in Instrument No. 20081201-0116296, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Tennessee Bank & Trust, a Tennessee corporation by Quitclaim Deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, dated October 13, 2017, as of record in Instrument No. 20171020-0107596, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the property conveyed to the State of Tennessee by Warranty Deed from Tennessee Bank and Trust, of record in Instrument No. 20171024-0108924, Register's Office for Davidson County, Tennessee, being located in Davidson County, Tennessee and more particularly described as follows, to-wit:

Beginning at the point of intersection of the existing west margin of SR 11 and the southeast boundary of the Lunette Allen Pharr and William Allen property, said point of intersection being 31.55 feet left of SR 11 proposed centerline station 415 + 71.48; thence with said existing margin S 22° 17' 56" E 180.98 feet to a point, said point being 48.78 feet left of SR 11 proposed centerline station 413 + 89.81; thence with the northwest boundary of the Amin Nabi property S 65° 25' 30" W 19.46 feet to a point, said point being 68.22 feet left of SR 11 proposed centerline station 413 + 90.51; thence with the proposed southwest margin of said road N 27° 50' 14" W 176.70 feet to a point, said point being 68.47 feet left of SR 11 proposed centerline station 415 + 69.72; thence with said southeast boundary N 58° 33' 05" E 36.96 feet to the point of beginning, containing 0.115 acres, more or less.

unimproved ☐

This is improved ☑ property, known as 6433 Nolensville Pike, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; rights of way of Nolensville Pike and Bluff Road; all matters according to survey made by George W. Watkins, Surveyor, on February 14, 1958 and survey by Donald W. Fortner, dated April 2, 1973; Easement for sanitary sewers and/ or storm drainage, water mains of record in Instrument No. 20061219-0156351; Easement for access and pumping to Mill Creek of record in Book 2803, page 42; Easement for sanitary sewers and/ or storm drainage of record in Book 10419, page 526; Stormwater Detention Agreement of record in Instrument No. 20061219-0156348; all of record in the Register's Office for 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 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/our hands this 30th day of October, 2017.

Tennessee Bank & Trust, a Tennessee corporation

By: Dan B. Andrews, Jr.
Its: President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dan B. Andrews, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Tennessee Bank & Trust, a Tennessee corporation and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and official at Franklin, Tennessee, seal this 30th day of October, 2017.

Notary Public
My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

File No.: 26371