Bill Garrett Davidson County
Batch# 42993 DEEDWARR
12/29/2017 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,874.90
20171229-0132504

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $777,000.00 Affiant Subscribed and sworn to before me, this 27th day of December, 2017. Notary Public My commission expires: 12-5-2020
(Notary Stamp)	KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bradburn Village Phase 4 Partnership	**New Owner**	**Map\Parcel: 164-318.00**
262 Robert Rose Drive, Suite 300		
Murfreesboro, TN 37129		

FOR AND IN 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,

Stephen J. Kozy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradburn Village Phase 4 Partnership, a Tennessee general partnership

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:

Being a 9.223 more or less acre tract of land lying in the 33rd Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Stephen J. Kozy as evidenced by deed of record at Instrument Number 20030129-0012352, Register's Office Davidson County, Tennessee, a portion of the property conveyed to Stephen J. Kozy as evidenced by deed of record at Instrument Number 20060131-0011871, Register's Office Davidson County, Tennessee, and a portion of the property conveyed to Stephen J. Kozy as evidenced by deed of record at Instrument Number 20060411-0041786, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated December 13, 2017, as follows: Starting at an iron rod (old) found on the northerly margin of Pin Hook Road (50 foot right-of-way), said point being the most southeasterly corner of the Amber Lane Development, LLC property of record at Instrument Number 2017080.2-0078537, Register's Office Davidson County, Tennessee, and the most southwesterly corner of the Ahshew Wong Property of record at Instrument Number 20061106-0137566, Register's Office Davidson County, Tennessee; Thence with the common line of said Amber Lane and Wong properties, North 08 Degrees 22 Minutes 24 Seconds East a distance of 609.59 feet to an iron rod (old); Thence continuing with the common line of said Amber Lane and Wong properties, North 89 Degrees 52 Minutes 11 Seconds East a distance of 282.04 feet to an iron rod (old) found in the easterly line of the Normandy II General Partnership property of record at Instrument Number 20110630005024 9, Register's Office Davidson County, Tennessee; Thence with the common line of said Amber Lane and Normandy II properties, North 08 Degrees 33 Minutes 45 Seconds East a distance of 417.84 feet to an iron rod (old); Thence continuing North 08 Degrees 05 Minutes 01 Seconds West a distance of 439.90 feet to an iron pin (new) set at a northeasterly corner of said Amber Lane property, the Point of Beginning of the hereindescribed tract;

Thence with the common line of the herein-described tract and the afore-said Amber Lane Development, LLC property, the following eighteen calls: North 81 Degrees 54 Minutes 59 Seconds West a distance of 20.00 feet to an iron pin (new); Thence South 33 Degrees 07 Minutes 10 Seconds West a distance of 70.89 feet to an iron pin (new); Thence South 08 Degrees 05 Minutes 01 Seconds West a distance of 66.04 feet to an iron pin (new); Thence South 81 Degrees 54 Minutes 59 Seconds East a distance of 30.00 feet to an iron pin (new); Thence South 08 Degrees 05 Minutes 01 Seconds West a distance of 309.55 feet to an iron pin (new); Thence South 08 Degrees 33 Minutes 45 Seconds West a distance of 154.88 feet to an iron pin (new); Thence South 66 Degrees 42 Minutes 53 Seconds West a distance of 186.03 feet to an iron pin (new); Thence South 54 Degrees 29 Minutes 04 Seconds West a distance of 73.75 feet to an iron pin (new); Thence North 57 Degrees 05 Minutes 11 Seconds West a distance of 41.20 feet to an iron pin (new); Thence North 13 Degrees 48 Minutes 20 Seconds East a distance of 64.44 feet to an iron pin (new); Thence North 15 Degrees 29 Minutes 38 Seconds West a distance of 58.37 feet to an iron pin (new); Thence North 03 Degrees 21

Minutes 00 Seconds West a distance of 136.63 feet to an iron pin (new); Thence North 32 Degrees 02 Minutes 19 Seconds West a distance of 214.42 feet to an iron pin (new); Thence North 24 Degrees 00 Minutes 44 Seconds West a distance of 286.35 feet to an iron pin (new); Thence North 07 Degrees 08 Minutes 33 Seconds West a distance of 107.53 feet to an iron pin (new); Thence North 01 Degrees 12 Minutes 45 Seconds West a distance of 74.36 feet to an iron pin (new); Thence North 60 Degrees 14 Minutes 41 Seconds East a distance of 56.68 feet to an iron pin (new); Thence North 03 Degrees 27 Minutes 47 Seconds West a distance of 67.03 feet to an iron pin (new) set in the southerly line of Fawn Crossing, Section Four, of record in Instrument No. 20151203-0121975, Register's Office Davidson County, Tennessee; Thence with the southerly line of said plan of Fawn Crossing, Section Four, the following two calls: South 80 Degrees 46 Minutes 26 Seconds East a distance of 49.51 feet to an iron rod (old); Thence South 80 Degrees 45 Minutes 40 Seconds East a distance of 564.78 feet to an iron rod (old); Thence with the westerly line of said the afore-said Normandy II General Partnership Property, South 08 Degrees 05 Minutes 01 Seconds West a distance of 198.21 feet to the Point of Beginning, containing 9.223 acres or 401,753 square feet more or less.

Being the same property conveyed to Stephen J. Kozy by Warranty Deed from R. Dennis Britt and wife, Martha Lou Britt, of record in Instrument No. 20060131-0011871, dated January 30, 2006, Register's Office for Davidson County, Tennessee. Portions of said property were conveyed out in Instrument Nos. 20150617-0057710, Instrument 20150617-0057709 and Instrument No. 20081027-0107119, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
Right of Way Easement granted to Colonial Pipeline Company of record in Book 3670, page 396, Register's Office for Davidson County, Tennessee.
Easement to USA of record in Instrument No. 20020909-0109148, Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of record in Instrument No. 20080502-0045461, Register's Office for Davidson County, Tennessee.
Access Easement Agreement of record in Instrument No. 20090617-0056173, Register's Office for Davidson County, Tennessee.
Restrictions of Storm Water Facilities and System of record in Instrument No. 20150105-0000515, Register's Office for Davidson County, Tennessee.
Construction Easement of record in Instrument No. 20170308-0022925, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 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 hand(s) this 27th day of December, 2017.

Stephen J. Kozy

*Charlene Kozy, wife of Stephen J. Kozy, hereby joins in this conveyance to convey any and all interest she may have in this property by virtue of her marriage or otherwise.

Charlene Kozy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Stephen J. Kozy and Charlene Kozy, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2017.

Notary Public

My Commission Expires: 11-23-20

SCOTT HUBBARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File #: **170286SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

