Bill Garrett Davidson County
Batch# 43670 DEEDWARR
01/03/2018 09:10:54 AM 5 pgs
Fees: $28.00 Taxes: $5,180.00
20180103-0000738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 27 DAY of DECEMBER, 2017.

JAMES D. FOSTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
TDS Properties, LLC 1241 Foster Avenue Nashville, Tennessee 37210	10609005700	Same as New Owner
This instrument prepared by: Matthew Brothers, 401 Church Street Suite 2720, Nashville, Tennessee 37219		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Henry Frederick (Eric) Schiller, Jr. and Thomas D. Schiller** ("Grantors"), have transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **TDS Properties, LLC** ("Grantee"), Grantee's successors and assigns, certain real property in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantors further covenant and bind themselves to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 27 day of December, 2017.

Henry Frederick (Eric) Schiller, Jr.

Thomas D. Schiller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Henry Frederick (Eric) Schiller, Jr. and Thomas D. Schiller,** the herein named Grantors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of December, 2017.

Notary Public

My Commission Expires: 10/23/21

(SEAL)

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being a tract of land in the First Civil District of Davidson County, Tennessee, being part of Lot Nos. 1 and 2 of Burns Industrial Subdivision as of record in Plat Book 3600, page 73, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Tredco Drive, said point being the common corner of Lot Nos. 2 and 3; thence with said margin South 88 degrees 03'East 178.3 feet to an iron pin; thence, with a curve to the right 47.35 feet to an iron pin in the westerly margin of Foster Avenue, said curve having a radius of 30.00 feet, a central angle of 90 degrees 26' and a tangent distance of 30.23 feet; thence with said margin of Foster Avenue South 2 degrees 23' West 238.1 feet to an iron pin; thence, leaving said margin with a fence North 88 degrees 03' West 206.2 feet to a concrete monument; thence, with the line between said Lot Nos. 2 and 3 North 1 degree, 53' East 268.4 feet to the point of beginning. Containing 55,459 square feet or 1.27 acres, more or less. Being alternatively described by the following, as recorded in Instrument No. 20080722-0075074, Register's Office for Davidson County, Tennessee.

Being a tract of land located in the southwesterly corner of the intersection of Tredco Drive and Foster Avenue in the 16th Councilmanic District of Nashville and Davidson County, TN; and being more particularly described as follows:

Beginning at an iron pin located on the southerly right of way margin of Tredco Drive (60' R.O.W.) said iron rod marks the common corner on said road of Lot 3 and Lot 2 of Burns Industrial Subdivision of record in Plat Book 3600, Page 73, R.O.D.C., TN;

Thence, following the southerly right of way margin of Tredco Drive South 88° 03' 00" East, 178.56 to an iron pin;

Thence, with a curve to the right having a radius of 30.00 feet, a central angle of 90° 26' 00", a length of 47.36 feet and a chord of south 42° 50'00" East, 42.59 feet to an iron pin located on the westerly right of way margin of Foster Avenue (60'R.O.W.);

Thence, following said westerly right of way margin south 02° 23'00" West, 238.22 feet to an iron pin marking the northeasterly corner of the Howard Baer, Inc. property as recorded in Deed Book 10041, Page 861 R.O.D.C., TN;

Thence following the northerly boundary of said Howard Baer, Inc. property North 88° 03'50" West, 206.40 feet to an iron pin marking the southeasterly corner of the aforementioned Lot 3, the Carl Pace, et ux property of record in Deed Book 4209, Page 902, R.O.D.C., TN;

Thence, following the easterly boundary of the Carl Pace, et ux property North 01° 52'25" East, 268.49 feet to the point of beginning. Tract contains 1.27 acres or 55, 529.9 square feet more or less.

Being the same property conveyed to Mary D. Schiller by Special Warranty Deed from Hetzel Family, LLC, a Tennessee limited liability company of record in Instrument No. 20080722-0075073 Register's Office for Davidson County, Tennessee, dated 7/21/2008 and recorded on 7/22/2008. (Value of consideration shown in aforementioned deed $775,000.00.)

Being the same property conveyed to Mary D. Schiller by Quitclaim Deed from Hetzel Family, LLC, a Tennessee limited liability company of record in Instrument No. 20080722-0075074 Register's Office for Davidson County, Tennessee, dated 07/21/2008 and recorded on 07/22/2008. (Value of consideration shown in aforementioned deed $0.)

Being the same property conveyed to Henry Frederick ("Eric") Schiller, Jr., Trustee for the Mary D. Schiller Revocable Living Trust, dated November 28, 2007 by Executor's Quitclaim Deed from Henry Frederick ("Eric") Schiller, Jr., as Personal Representative of the Estate of Mary D. Schiller of record in Instrument No.20110810-0061521, Register's Office for Davidson County, Tennessee, dated 07/20/2011 and recorded on 08/10/2011. (Value of consideration shown in aforementioned deed $0.)

Being the same property conveyed to Henry Frederick ("Eric") Schiller, Jr. and Thomas D. Schiller, as Co-Trustees for the Contractors & Industrial Supply Company Trust dated August 23, 2010 by Trustee's Deed from Henry Frederick ("Eric") Schiller, Jr., Trustee for the Mary D. Schiller Revocable Living Trust, dated November 28, 2007 of record in Instrument No.20110810-0061522 Register's Office for Davidson County, Tennessee, dated 07/20/2011 and recorded on 08/10/2011. (Value of consideration shown in aforementioned deed $0.)

Being the same property conveyed to Henry Frederick ("Eric") Schiller, Jr. and Thomas D. Schiller by Quitclaim Deed from Henry Frederick ("Eric") Schiller, Jr. and Thomas D. Schiller, as Co-Trustees for the Contractors & Industrial Supply Company Trust, dated August 23, 2010 of record in Instrument No. 20161014-0108961, Register's Office for Davidson County, Tennessee dated 08/26/2016 and recorded on 10/14/2016 (Value of consideration shown in aforementioned deed $0.) See also Scrivener's Affidavit of record in Instrument No. 20161130-0125858 of the same Office.

Being also known as 1241 Foster Avenue, Nashville, TN 37210.

EXHBIT B

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. Easements or claims of easements not shown by the Public Records.

3. Real property taxes for the year 2018 and subsequent years, a lien, not yet due and payable.

4. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 73, and Book 3500, Page 61, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer and Storm Drainage Easement of record in Book 4799, Page 222, in the Register's Office for Davidson County, Tennessee.

6. Easement for Storm Drainage of record in Book 4006, Page 55, in the Register's Office for Davidson County Tennessee.