Bill Garrett Davidson County
Batch# 53108 DEEDWARR
01/30/2018 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $92.50
20180130-0009395

WARRANTY DEED

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th. Day of January, 2017.

Notary Public

My Commission Expires: 7/2/2018 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: Weiss & Weiss, Attorneys at Law, 1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCELNUMBER
SAF Properties, LLC, a Tennessee Limited Liability Company	"NEW OWNER"	**Map 181-00-0 Parcel No. 247.00**
(NAME) **7175 Nolensville Road, Suite 207**	(NAME)	
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Sugar Valley, G.P., a Tennessee General Partnership**, hereinafter collectively called the Grantor, has bargained and sold, and by these presents do transfer and convey unto, **SAF Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its, successors and assigns, a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, and being more fully described , as follows:

Being a tract or parcel of land lying in the 31st Council District of Davidson County, Tennessee, and being a remainder portion of the property conveyed to Sugar Valley, G.P., a Tennessee General Partnership, by Warranty Deed from Delvin Farms, L.P., a Tennessee Limited Partnership, of record in Instrument Number 2002121-0152156, 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 R.L.S. No. 1660, dated December 19, 2017, as follows:

Beginning at an iron pin set in the northerly margin of Blake Drive at its easterly terminus (46' Right-of-Way), said point being the most southeasterly corner of Lot 57 on the plan of Second Addition to Sugar Valley, Phase Three, Section Two, of record in Instrument No. 20140506-0038378, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said Lot 57 and with the easterly line of an open space tract on said plan of 2nd Addition to Sugar Valley, North 17 Degrees 25 Minutes 24 Seconds West a distance of 246.49 feet to a point in the southerly line of the Blackstone, Development, Inc. Property of record in Instrument No. 20170630-0066144, Register's Office Davidson County, Tennessee;
Thence with said Blackstone Development Property, South 82 Degrees 42 Minutes 00 Seconds East a distance of 80.18 feet to an old iron pin (no cap) fount at the most southwesterly corner of Lot 74 on the plan of Stanford Village, Section Three, of record in Instrument Number 20011217-0139079, Register's Office Davidson County, Tennessee; Thence with the southerly line of said plan of Stanford Village,
South 84 Degrees 44 Minutes 57 Seconds East a distance of 78.02 feet to an old iron pin (no cap)
South 82 Degrees 36 Minutes 08 Seconds East a distance of 254.03 feet to an iron pin (new);
Thence leaving said southerly line of Stanford Village and with the westerly line of the Metro Government (Mill Creek Park) Property of record in Instrument No. 20080502-0045006, Register's Office Davidson County, Tennessee, South 06 Degrees 20 Minutes 07 Seconds West a distance of 457.81 feet to an iron pin (new);
Thence continuing with a northerly line of said Metro Government Property, North 82 Degrees 23 Minutes 00 Seconds West a distance of 306.74 feet to a point;
Thence leaving said Metro Government Property and with the easterly line of the afore-said plan of 2nd Addition to Sugar Valley, Phase Three, Section Two, North 05 Degrees 51 Degrees 49 Seconds West a distance of 108.46 feet to an iron pin (new);
Thence North 57 Degrees 26 Minutes 29 Seconds West a distance of 72.41 feet to an iron pin (new);

Thence North 17 Degrees 25 Minutes 24 Seconds West a distance of 51.42 feet to an iron pin (new) set in the southerly right-of-way of Blake Drive;
Thence with said right-of-way, North 72 Degrees 34 Minutes 36 Seconds East a distance of 12.93 feet to a point;
Thence crossing Blake Drive at its easterly terminus, North 17 Degrees 25 Minutes 24 Seconds West a distance of 46.00 feet to the point of beginning, containing 140,070 Square Feet or 3.216 Acres, more or less.

Being a portion of the property conveyed to Sugar Valley G.P., a Tennessee General Partnership, by Warranty Deed from Delvin Farms, L.P., a Tennessee Limited Partnership, of record at Instrument No. 20021210-0152156, Register's Office Davidson County, Tennessee.

Being unimproved property located in Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants, easements and rights for public utilities applicable to this property, if any. Taxes for the current year have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered and does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee its successors 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 WHEREOF, my hand, this 17th. Day of January, 2018.

Sugar Valley, G.P.,
a Tennessee General Partnership

By: _____
Jeffrey P. Johnson, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey P. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Authorized Partner of Sugar Valley, G.P., a Tennessee General Partnership, the within named bargainor, and that he as such Authorized Partner of Sugar Valley, G.P., a Tennessee General Partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of Sugar Valley, G.P., a Tennessee General Partnership, by himself as such Authorized Partner.

Witness my hand and official seal at Nashville, Tennessee, this 17th. Day of January, 2018.

My Commission Expires: 7/2/2018

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

