WARRANTY DEED

Bill Garrett Davidson County
Batch# 54270 DEEDWARR
02/02/2018 02:41:36 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20180202-0010962

State of Florida
County of Pinellas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$280,000.00~~ $280,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2018

Aaron C Yarbrough
My Commission FF172698
Expires 11/15/2018

Notary Public

MY COMMISSION EXPIRES: 11/15/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrian Pesik Hui Yang	SAME	096-11-0-221.00
(NAME) 1413 Station Four	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Timothy McAdams,** an unmarried man, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Andrian Pesik and Hui Yang,** husband and wife, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1: (map/parcel: 096-11-0-221.00) LAND in Davidson County, Tennessee, being Lot No. 145 on the Plan of Hickory Bend, Section 1A, as of record in Book 3842, Page 148, Register's Office for Davidson County, Tennessee. SAID Lot No. 145 fronts 91.7 feet along the southerly margin of Cloverwood Drive 70.5 feet along the westerly margin of an unnamed street and 39.27 feet along the curving corner at the intersection of said streets; and runs back between converging lines 113.9 feet on the westerly line and 118 feet on the southerly line to a point at the rear.

BEING the same property conveyed to Timothy A. McAdams by Quitclaim Deed from TMC, LLC, a Tennessee limited liability company, dated 10/22/08 and recorded 10/28/08 in Instrument Number 20081028-0107590; and the same property previously conveyed to TMC, LLC, a Tennessee limited liability company, by Quitclaim Deed from Timothy A. McAdams, unmarried, dated 6/24/08 and recorded 6/26/08 in Instrument Number 20080626-0065953; and previously conveyed to Timothy A. McAdams, unmarried, by Warranty Deed from Michael Woods, married, dated 6/17/08 and recorded 6/18/08 in Instrument Number 20080618-0062712, Register's Office for Davidson County, Tennessee.

Parcel 2: Tract I: (map/parcel: 096-12-0-032.00): Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows: Beginning at an existing iron rod at a corner common with Lot 113 of Hickory Bend, Section 1 of record in Plat Book 3300, page 38 and common with Lot 144 of Hickory Bend, Section 1A of record in Plat Book 3842, page 148; Thence with the southerly line of Hickory Bend, Section 1A and the southerly terminus of Hickory Bend Drive for the following two calls: 1) North 78 deg 30 min 49 sec East, 85.75 feet to an existing iron rod, 2) South 82 deg 08 min 42 sec East, 167.48 feet to an existing iron rod on the westerly property line of Lot 24 of Hickory Bend, Section 1 of record in Plat Book 3300, page 38; Thence with the southerly line of said Hickory Bend, Section 1 for the following four calls: 1) With a curve to the

left having a radius of 304.60 feet, a curve length of 40.26 feet and a chord bearing and distance of South 04 deg 04 min 38 sec West, 40.23 feet to an existing iron rod, 2) North 89 deg 57 min 06 sec East, 106.90 feet to an existing iron rod, 3) South 47 deg 09 min 57 sec East, 239.01 feet to an existing iron rod, 4) South 85 deg 58 min 21 sec East, 226.71 feet to an iron rod set on the southerly line of Lot 30; Thence with a severance line through the property conveyed to Luckey Development of record in Instrument No. 20030108-0003681, South 04 deg 01 min 39 sec West, 466.50 feet to an iron rod set on the northerly right-of-way line of McCrory Creek Road, width varies; Thence with the northerly right-of-way line of McCrory Creek Road for the following three calls: 1) North 89 deg 30 min 44 sec West, 17.97 feet to an existing iron rod, 2) With a curve to the left having a radius of 460.61 feet, a curve length of 186.27 feet and a chord bearing and distance of South 78 deg 54 min 09 sec West, 185.01 feet to an existing iron rod, 3) North 02 deg 33 min 44 sec East, 6.50 feet to an existing iron rod at a corner common with Lot 1 of the Lucius Agee Property of record in Plat Book 4660, page 18; Thence with the easterly line of said Lot 1 Lucius Agee for the following two calls: 1) North 86 deg 05 min 57 sec West, 359.12 feet to an existing iron rod, 2) North 66 deg 51 min 42 sec West, 80.49 feet to a point at a corner common with Lot 107 of said Hickory Bend, Section 1; Thence with the easterly line of Hickory Bend, Section 1 for the following four calls: 1) North 08 deg 34 min 43 sec East, 190.00 feet to an existing iron rod at the terminus of Lakeland Drive, 2) South 81 deg 04 min 04 sec East, 15.05 feet to an existing iron rod, 3) North 08 deg 32 min 38 sec East, 95.11 feet to an existing iron rod, 4) North 21 deg 11 min 22 sec West, 410.70 feet to the point of beginning; containing 382,453 square feet or 8.780 acres more or less, according to a survey by R. Scot Cherry, Tennessee RLS # 1512, dated May 27, 2008.

TRACT II:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows: Beginning at an existing concrete monument on the southerly right-of-way line of Cloverwood Drive at a corner common with Lot 32 of Hickory Bend, Section 1 of record in Plat Book 3300, page 38; Thence with the southerly right-of-way line of Cloverwood Drive, South 50 deg 15 min 54 sec East, 23.48 feet to an existing concrete monument at the terminus of Cloverwood Drive; Thence first with the terminus of Cloverwood Drive, North 41 deg 30 min 02 sec East, 50.00 feet to an existing iron rod at a corner common with Lot 13 of said Section 1, Hickory Bend; Thence with the southerly line of Section 1, Hickory Bend for the following six calls: 1) North 41 deg 20 min 02 sec East, 94.77 feet to an existing concrete monument, 2) North 13 deg 55 min 51 sec West, 120.71 feet to an existing concrete monument, 3) North 79 deg 49 min 23 sec East, 87.56 feet to an existing concrete monument, 4) South 73 deg 10 min 01 sec East, 104.99 feet to an existing concrete monument, 5) North 16 deg 48 min 35 sec East, 85.27 feet to an existing concrete monument, 6) With a curve to the left having a radius of 25.00 feet, a curve length of 39.42 feet and a chord bearing and distance of North 28 deg 01 min 53 sec West, 35.46 feet to an existing iron rod on the southerly right-of-way line of Stewarts Ferry Pike, width varies; Thence with the southerly right-of-way line of Stewarts Ferry Pike for the following three calls: 1) South 73 deg 25 min 28 sec East, 40.07 feet to an existing iron rod, 2) South 65 deg 16 min 11 sec East, 207.51 feet to an existing iron rod, 3) South 73 deg 22 min 40 sec East, 84.11 feet to an existing iron rod at the intersection with the northerly right-of-way line of McCrory Creek Road, width varies; Thence with the northerly right-of-way line of McCrory Creek Road for the following seven calls: 1) South 26 deg 56 min 08 sec West, 11.87 feet to an existing iron rod, 2) With a curve to the right having a radius of 2551.85 feet, a curve length of 371.64 feet and a chord bearing and distance of South 31 deg 03 min 18 sec West, 371.31 feet to an existing iron rod, 3) South 35 deg 28 min 46 sec West, 364.53 feet to an existing iron rod, 4) With a curve to the right having a radius of 216.22 feet, a curve length of 113.85 feet and a chord bearing and distance of South 49 deg 52 min 21 sec West, 112.54 feet to an existing iron rod, 5) North 24 deg 34 min 44 sec West, 10.00 feet to an existing iron rod, 6) With a curve to the right having a radius of 256.50, a curve length of 112.21 feet and a chord bearing and distance of South 77 deg 57 min 18 sec West, 111.32 feet to an existing iron rod, 7) North 89 deg 30 min 44 sec West, 247.71 feet to an iron rod set; Thence with a severance line through the property conveyed to Luckey Development of record in Instrument No. 20030102-0000654, North 04 deg 01 min 39 sec East, 466.50 feet to an iron rod set on the southerly line of Lot 30 of said Section 1, Hickory Bend; Thence with the southerly line of Section 1, Hickory Bend for the following three calls: 1) South 85 deg 58 min 21 sec East, 94.43 feet to an existing iron rod, 2) South 86 deg 04 min 17 sec East, 85.56 feet to an existing concrete monument at a corner common with Lot 32, 3) North 38 deg 24 min 11 sec East, 90.30 feet to the point of beginning; containing 381,318 square feet or 8.754 acres more or less, according to a survey by R. Scot Cherry, Tennessee RLS # 1512, dated May 27, 2008.

BEING the same property conveyed to Timothy McAdams, by Warranty Deed Mohamed Poonja, Trustee in Bankruptcy, dated 3/11/13 and recorded 3/19/13 in Instrument No. 20130319-0027313, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3227 Cloverwood Drive, Nashville, TN 37214 and 0 Stewart Ferry Pike, Nashville, Tennessee 37214

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

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 31st day of January, 2018.

Timothy McAdams

State of Florida
County of Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy McAdams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2018.

Notary Public Aaron C. Yarbrough
My Commission Expires: 11/15/2018

NOTARY PUBLIC STATE OF FLORIDA
Notary Public State of Florida
Aaron C Yarbrough
My Commission FF172698
Expires 11/15/2018

File No.: 184095