WARRANTY DEED

Bill Garrett Davidson County
Batch# 71361 DEEDWARR
03/20/2018 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $8,880.00
20180320-0026218

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: My Comm. Expires April 13, 2019

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BKB Properties, LLC, a Tennessee Limited Liability Company	BKB Properties, LLC, a Tennessee Limited Liability Company	079-00-050.00
(NAME)	(NAME)	
999 Polk Ave	999 Polk Ave	079-00-097.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cline Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **BKB Properties, LLC, a Tennessee Limited Liability Company** , hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT 1: Map/Parcel 079-00-0-113.00

Generally described as a parcel of real estate situated on the ground in the City of Nashville, Davidson County Tennessee, said parcel is a portion of the property recorded in the Registers Office of Davidson County, Tennessee (R.O.D.C., TN.) as Cockrill Bend Industrial Subdivision, Section III, as shown in Plat Book 5200, Page 251 (R.O.D.C., TN.), being more particularly described as follows:

Commencing at an iron rod old in the northeasterly property corner of the James B. Weimar property D.B. 20151026, PG. 0108495 (R.O.D.C., TN.) and is located in the southwesterly right of way of Centennial Boulevard; thence, with Weimar property east property line and along said right of way, S 16°20'12"E, a distance of 349.70' to the Point of Beginning, said point being a concrete monument old, a southeasterly property corner of aforementioned property, said point also having coordinates of North 675315.73, East 1709128.95; thence, with aforementioned right of way, S 15°09'07"E, a distance of 60.23' to an iron rod found, said rod being the northwest property corner of property owned by Ellis Tree Care, Inc. D.B. 00006281, PG. 0000525 (R.O.D.C., TN.); thence, leaving said right of way, along a curve to the right, having a radius of 562.88', an arc length of 320.22', a chord bearing and distance of S 86°29'10"W, 315.92' to an iron rod found; thence, N 77°06'06"W, a distance of 80.03' to an iron rod found, thence, along a curve to the left, having a radius of 365.18', an arc length of 90.60', a chord bearing and distance of N 83°33'28"W, 90.37' to an iron rod found, said rod being the northwest property corner of Ellis Tree Care, and the northeast property corner of a property owned by Reddy Ice Corporation D.B. 000010762, PG. 0000243 (R.O.D.C., TN); thence, along a curve to the left, having a radius of 413.22', an arc length of 355.09', a chord bearing and distance of S 65°39'40"W, 344.27' to a point; thence, leaving said north line of Reddy Ice, along the north property line of Cline Development LLC remaining lands D.B. 20111228, PG.

0101516 (RO.D.C., TN), and a southerly property line of the herein described parcel, N 48°56'24"W, a distance of 333.90' to a point; thence, N 74°44'58"W, a distance of 44.04' to a point, said point being the northeast property corner of aforementioned Cline Development, a point in the east property line of the Metropolitan Nashville Airport Authority D.B. 00004788, PG. 000209 (R.O.D.C., TN.) and the southwest property corner of herein described parcel; thence, N 15°19'41"E, a distance of 340.17' to a point, said point being the southwest property corner of the William H. Freeman property D.B. 20160420, PG. 0038132 (R.O.D.C., TN); and the northwest property corner of herein described parcel; thence, with the southerly property line of said Freeman property, S 74°40'19"E, a distance of 105.89' to a point; thence, N 71°38'15"E, a distance of 315.61' to a point, said point being the northeast corner of herein described parcel; thence, leaving said Freeman south property line, S 04°44'09"E, a distance of 435.97' to an iron rod found; thence, along a curve to the right, having a radius of 486.39', an arc length of 184.80', a chord bearing and distance of S 88°11'11"E, 183.69' to a point; thence, S 76°53'41"E, a distance of 70.88' to a point; thence, with the said Weimar property south property line, along a curve to the left, having a radius of 506.96', an arc length of 299.97', a chord bearing and distance of N 86°38'13"E, 295.61' to the Point of Beginning and containing 256,833 Sq. Ft. or 5.90 Acres, more or less.

TRACT 2: Map/Parcel 079-00-0-114.00

Generally described as a parcel of real estate situated on the ground in the City of Nashville, Davidson County Tennessee, said parcel is a portion property recorded in the Registers Office of Davidson County, Tennessee (R.O.D.C., TN.) as Cockrill Bend Industrial Subdivision, Section III, as shown in Plat Book 5200, Page 251 (R.O.D.C., TN.), being more particularly described as follows:

Commencing at an iron rod old in the northeasterly right of way of Centennial Place; thence along right of way, N 34°43'07"W, a distance of 382.12' to the Point of Beginning, said point being an iron rod old, the southeast property corner of herein described parcel, said point also having coordinates of North 674399.87, East 1707938.18; thence, with said right of way, along the north side of a cul-de-sac, N 34°43'06"W, a distance of 30.61' to a point; thence, along a curve to the right, having a radius of 50.00', an arc length of 46.36', a chord bearing and distance of N 08°09'13"W, 44.72' to an iron rod old; thence, along a curve to the left, having a radius of 50.00', an arc length of 159.76', a chord bearing and distance of N 73°07'31 "W, 99.96' to an iron rod old, being located in the east line of land owned by the Metropolitan Airport Authority, D.B. 00004788, PG. 000209 (R.O.D.C., TN.), and the southwest property corner of herein described lot; thence, along west property line of herein described lot, N 15°19'41"E, a distance of 887.82' to a point, said point being the northwest corner of herein described parcel; thence, S 74°44'58"E, a distance of 44.04' to a point; thence, S 48°56'24"E, a distance of 333.90' to a point; thence, along a curve to the left, having a radius of 456.25', an arc length of 267.46', a chord bearing and distance of S 23°24'57"W, 263.65' to a point; thence, S 12°16'24"W, a distance of 59.40' to an iron rod old, said rod being the northwest corner of Centennial Place Realty, LLC, D.B. 20080104, PG. 0001257 (R.O.D.C., TN.), and in the east property line of herein described parcel; thence, S 7°21'04"W, a distance of 268.98' to a point; thence, S 51°29'37"W, a distance of 63.79' to an iron rod found, said rod being the southwest corner of aforementioned Centennial Place property, and found in the east property line of herein described parcel; thence, S 51°29'37"W, a distance of 281.65' to the Point of Beginning and containing 253,624 Sq. Ft. or 5.82 Acres, more or less.

Being part of the same property conveyed to Cline Development, LLC by Warranty Deed dated 06/26/2007 from MBB Properties, LLC of record in Instrument 20070629-0077693, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Centennial Place Realty, LLC, a Tennessee limited liability company by Warranty Deed dated 12/28/2007 from Reddy Ice Corporation, a Nevada corporation of record in Instrument 20080104-0001257, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cline Development, LLC, a Tennessee limited liability company by Quit Claim Deed dated 12/29/2011 from Cline Development, LLC and Stephen D. Cline, Trustee of record in Instrument 20111228-0101516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cline Development, LLC, a Tennessee limited liability company by Quit Claim Deed dated 08/16/2017 from Centennial Place Realty, LLC, a Tennessee limited liability company and Cline Development, LLC, a Tennessee limited liability company and Donald R. Barrett, Jr., Trustee of record in Instrument 20170821-0085631, Register's Office for Davidson County, Tennessee
(Map/Parcel 079-00-0-113.00)

Being the same property conveyed to Cline Development, LLC, a Tennessee limited liability company by Quit Claim Deed dated 08/16/2017 from Centennial Place Realty, LLC, a Tennessee limited liability company of record in Instrument 20170821-0085632, Register's Office for Davidson County, Tennessee.
(Map/Parcel 079-00-0-114.00)

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as Tracts, Centennial Place Boulevard, Nashville, TN 37209
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 hand this 20 day of March, 2018.

CLINE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Donald R. Barrett, Jr.
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Donald R. Barrett, 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 Authorized Agent of Cline Development, LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 20th day of March, 2018.

Notary Public _____
My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEAL

Notary Public

My Commission Expires: 9/14/2018

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