WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-17-2021 (AFFIX SEAL)

George Ziadeh
State of Tennessee
Notary Public
Williamson County
My Comm. Exp. 07-17-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kinsman Company, LLC	New Owner	
(NAME)	(NAME)	
350 Wilson Pike Circle Suite 300		**142-00-0-247.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **J.D. EATHERLY AND RICHARD G. CONNERS AND PRIMO HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KINSMAN COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8B on the Second Resubdivision of Lot 8, Bellevue Center, Section 3 of record in Plat Book 5210, Page 388, in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a concrete monument in the northwest corner of the herein described tract and the northeast corner of Lot 1 as recorded on the plat of Bellvue Center, Section 3, recorded in Book 5200, page 103, and proceeding as follows:

1. With the south right of way of Belle Forest Circle, easterly along said right of way and with a 330.86' radius curve to the right, a distance of 123.67' to a concrete monument; thence,

2. Continuing with said right of way, North 63 deg. 36' East a distance of 58.98' to an iron pin; thence,

3. Leaving said right of way, South 51 deg. 24' East a distance of 215.3' to an iron pin; thence,

4. South 50 deg. 30' West a distance of 26.05' to a concrete monument; thence,

5. South 44 deg. 33' West a distance of 148.0' to a concrete monument; thence,

6. North 51 deg. 24' West a distance of 249.74' to the point of beginning and containing 41,122.628 square feet, or 0.944 acres, more or less, as per survey by Turner Engineering Company dated June 12, 1981.

included in the above description is the joint parking easement as shown on said survey and a pavement encroachment as shown.

Being the same property conveyed to J.D. Eatherly, Marshall I. Karr and Richard G. Conners, each as tenants in common with undivided ownership interests of 75%, 12/5%, and 12.5% respectively by Warranty deed from Raymond C. Whiteaker, Jr. of record in Instrument No. 20030701-0090370 Register's Office for Davidson County, Tennessee, dated June 30, 2003 and recorded on July 1, 2003. Marshall I. Karr having since died September 1, 2015. Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P1503.

AND

Being the same property conveyed to Primo Holdings, a Tennessee general partnership composed of Morgan I. Karr and Price A. Karr, as to a 12/5% undivided interest by Quitclaim deed from Scot E. Karr, as Executor for the Estate of Marshall I. Karr and as Trustee of the Residuary Trust created by the Last Will and

Bill Garrett Davidson County
Batch# 81355 DEEDWARR
04/16/2018 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20180416-003562

201804160035621

Testament of Marshall I. Karr, dated April 4, 2011 of record in Instrument No. 20171201-0122937 Register's Office for Davidson County, Tennessee, dated November 20, 2017 and recorded on December 1, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 388, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 103, Register's Office for Davidson County, Tennessee;
- Joint parking easement as contained in Deed of record in Instrument Number 20030701-0090370, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **130 Belle Forest Cir., Nashville, Tennessee 37221**.

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), their heirs and 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), 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 the 13th DAY OF APRIL, 2018.

J.D. Eatherly

Richard G. Conners

Primo Holdings, a Tennessee general partnership

Price A. Karr, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF NEW York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRICE A. KARR, signing for PRIMO HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of PRIMO HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of April, 2018.

Notary Public
My Commission Expires: 03/05/2020
(SEAL)

DURRELL A. BOAHEN
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Bronx County
01BO6255480
MY COMMISSION EXPIRES 03/05/2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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: 9/15/2018

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