Bill Garrett Davidson County
Batch# 96698 DEEDWARR
05/25/2018 08:19:30 AM 5 pgs
Fees: $28.00 Taxes: $2,190.40
20180525-0050082

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30347-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Charlie B. Mitchell, Jr 1216 Waterstone Blvd Franklin, TN 37069	New Owner	17500019100 (property is assessed in Davidson County only)

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Randy J. Wolcott** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Charlie B. Mitchell, Jr.** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land situated in Davidson and Rutherford Counties, State of Tennessee, and described as follows:

LAND located partially in the 2nd Civil District of Davidson County, Tennessee and partially in the 3rd Civil District of Rutherford County, Tennessee (the Davidson County/Rutherford County line follow the centerline of Hurricane Creek which meanders through this tract), bound on the North by Tract No. 4 of this survey; on the East by U.S. Hwy 41 & 70 So. (St. Route No. 1), and by CSX Railroad; and on the West by Jerry Matthews, Deed Book 8863, Page 744, Register's Office for Davidson County, Tennessee, as described with greater particularity as follows:

BEGINNING at an iron pin set in the west right of way of U.S. Hwy 41 & 70 So. (St. Route 1), 75 feet off centerline, being the southeast corner of Tract 4 of this survey and the NE corner of this tract; thence with said right of way S 47° 02' 50" E, 261.60 feet to an iron pin set; thence S 47° 02' 50" E, 255.66 feet to a point in the centerline of Hurricane Creek; thence with the centerline of Hurricane Creek, being against the flow, S 49° 52' 10" W, 404.70 feet to a point in the centerline of Hurricane Creek; thence S 45° 51' 40" E, 50.00 feet to an iron pin found in the South margin of Hurricane Creek; thence continuing with South margin of Hurricane Creek S 53° 08' 50" W, 149.70 feet to an iron pin found; thence South 59° 17' 50" W, 461.17 feet to an iron pin found; thence North 66° 13' 40" W 230.95 feet to an iron pin set; thence South 48° 01' 10" W, 234.20 feet to an iron pin set; thence South 05° 57' 30" W, 189.20 feet to an iron pin set; thence South 30° 30' 20" E, 366.16 feet to an iron pin set; thence South 27° 03' 30" W 223.05 feet to an iron pin found in the North right-of-way line of CSX Railroad, 50' off centerline; thence continuing with North right of way line of CSX Railroad North 77° 13' 50" W, 200.53 feet to an iron pin set; thence with the east line of Matthews North 03° 29' 00" E 60.53 feet to an iron pin found; thence North 03° 16' 20" E, 681.32 feet to an iron pin found; thence North 03° 19' 00" E, 290.17 feet to an iron pin set; thence North 03° 19' 00" E, 240. 61 feet to an iron pin found; thence North 03° 16' 10" E, 9.39 feet to an iron pin set; thence with South line of Tract 4 South 86° 41' 00" E, 444.18 feet to an iron pin set; thence North 42° 57' 10" E, 602.11 feet to an

iron pin set at the beginning and further described as Tract 3, all according to a Property Survey for the Robert Henry Bonds Heirs dated June 1995 by Robert E. Francis, Tennessee RLS #669, Huddleston-Steele Engineering, Inc., Broad Street, Murfreesboro, TN 37129

BEING the same property conveyed to Randy J. Wolcott, by Special Warranty Deed dated September 27,2013 from PNB Holding Co 1, Inc., a Tennessee corporation, of record in Instrument No. 20130930-0102507, Register's Office for Davidson County, Tennessee and of record in Record Book 1252, page 1795, Register's Office for Rutherford County, Tennessee

THIS is unimproved commercial property known as 4235 Murfreesboro Pike, LaVergne, TN 37086.

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24th day of May, 2018.

Randy J. Wolcott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy J. Wolcott, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 24th day of May, 2018.

JOHN T. COO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $592,000.00.

Affiant

Subscribed and sworn to before me this
24th day of May, 2018.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-18-2019

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 17500019100.

2. Easements to the TVA in of record in Book 3067, page 177, Book 4423, page 832 and Book 4657, page 489, Register's Office for Davidson County, Tennessee.

3. Right of Way Agreement to Colonial Pipeline Company of record in Book 3578, page 489 and Supplemental Right of Way Agreement in Book 4577, page 541, Register's Office for Davidson County, Tennessee.

4. Perpetual Easement for Highway Purposes, of record in Book 4086, page 645, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4435, page 12, Register's Office for Davidson County, Tennessee.

6. Easement to First Suburban Water Utility District of record in Book 4435, page 17, Register's Office for Davidson County, Tennessee.

7. Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Book 4583, page 428, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7529, page 989, Register's Office for Davidson County, Tennessee.

9. Grant of Transmission Line Easement, of record in Book 7919, page 55, Register's Office for Davidson County, Tennessee.

10. Grant of Transmission Line Easement, of record in Book 11273, Page 29 Register's Office for Davidson County, Tennessee, and in Book 639, page 679, Register's Office for Rutherford County, Tennessee.

11. Grant of Utility Line Easement, of record in Book 11658, page 907, Register's Office for Davidson County, Tennessee, and of record in Book 660, page 435, Register's Office for Rutherford County, Tennessee.

12. Easement Deed by Court Order In Settlement of Landowner Action to Qwest Communications International, Inc. of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

13. Rights of CSX Railroad under a charter right-of-way.

14. The flow of Hurricane Creek and any other streams running through said tract of land.

15. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20180511-0045177, said Register's Office.

16. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20180511-0045172, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019