WARRANTY DEED

Bill Garrett Davidson County
Batch# 122343 DEEDWARR
07/30/2018 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20180730-0074171

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phelan Stow-IT, LLC	New Owner	
(NAME) 2100 Main St Ste. 106	(NAME)	15500009000(TRACT I) 15500009100(TRACT II)
(ADDRESS) Irvine, CA 92614	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ST. THOMAS HOSPITAL EMPLOYEES CREDIT UNION, A TENNESSEE CREDIT UNION, NKA ST. THOMAS CREDIT UNION (AS TO TRACT 1) AND ST. THOMAS HOSPITAL EMPLOYEES CREDIT UNION, NKA ST. THOMAS CREDIT UNION (AS TO TRACT 2)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHELAN STOW-IT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8236 Collins Road/7860 Learning Lane, Nashville, TN 37221
(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 hand this 27 day of July, 2018

ST. THOMAS CREDIT UNION

BY: Mary Coleman

MARY COLEMAN, GENERAL MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Mary Coleman, with whom I am personally acquainted and who, upon oath, acknowledged herself to be General Manager of St. Thomas Credit Union, the within named bargainor, a corporation, and that she as such General Manager of St. Thomas Credit Union, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as General Manager.

Witness my hand and official seal at Nashville, Tennessee this 27 day of July, 2018.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2022

ANDREA B. WILLIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

EXHIBIT "A"

Tract I:

Certain tract or parcel of land in Davidson County, Tennessee, being part of Tract No. 3 of the unrecorded plan of the partition of the J. H. Wright's Belleview Farm, described as follows:

Beginning in the center of the Harding Pike at the Southeast corner of the property conveyed to Edward M. French et al. by deed from Sallie O. Dillahunty of record in Book 965, Page 147, Register's Office for said county; thence with the center of said Pike North 48 degrees 50 minutes East 107.7 feet, more or less, to the Southwest corner of the property conveyed to Davidson County Board of Education, by deed from Robbie Wright Gann and husband of record in Book 1085, Page 284, said Register's Office; thence with said Davidson County Board of Education tract, North 40 degrees 37 minutes West 397.9 feet to another corner of the Davidson County tract, continuing in the same direction 1.1 feet in all 399 feet, more or less, to the Easterly line of the G. W. McCory tract; thence with said line South 3 (1/2) degrees West 273 (1/2) feet, more or less, to the most Northern corner of said French property; thence with said French's Northeasterly line South 58 degrees East 209 feet more or less, to the beginning.

Being the same property conveyed to St. Thomas Hospital Employees Credit Union, a Tennessee credit union by Warranty Deed from Kathleen Denton and Kathleen Denton, Trustee of the James Royce Gann Trust, as tenants in common, recorded on the 1st day of March, 2010 in Instrument No. 20100301-0015352, in the Register's Office of Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, on Old Harding Road, now Highway No. 100 and near the Harpeth Valley School, and being a portion of a 110 acre tract known as the House Tract, described according to a survey made by S. H. Hutchison, November 23, 1953, as follows:

Beginning at a stake in Highway No. 100, 12.5 feet South of a hackberry pointer, in the North line of W. E. Stephens's lot, or Old Pasquo School lot, same being the Southern corner of Harold McClain's store lot thence with McClain's lot North 1° East 184.5 feet to a stake in McClain's West line, same being the Southeast corner of Mrs. George McCrorey's land; thence with her South line and Collins Road, North 88° West 110 feet to a stake; thence South 2° West 210 feet to a stake in a field; thence South 88° East 96 feet to a stake in highway and W. E. Stephens's line; thence with same, North 25° East 23 feet to the point of beginning, containing (1/2) acre, more or less.

Being the same property conveyed to St. Thomas Hospital Employees Credit Union by Warranty Deed from Dolores Burrow and Myrna Southwood and Robert E. McClain, recorded on the 2nd day of March, 2010 in Instrument No. 20100302-0015841, in the Register's Office of Davidson County, Tennessee.