Bill Garrett Davidson County
Batch# 132513 DEEDWARR
08/24/2018 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20180824-0083978

WARRANTY DEED

File #18239

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/5/2019

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trinidad/Benham Corp.	New Owner	17500014200; 17500016400-17500018000;
(NAME) PO Box 378007	(NAME)	combine the above map-parcels numbers into one
(ADDRESS) Denver, CO 80237-1838	(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, I, **Robert D. Poole,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trinidad/Benham Corp., a Colorado Corporation,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PARCEL OF LAND IN THE 33RD COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE DOROTHY S. PUGH TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 201704060033840-R.O.D.C, TN. THE BOC GROUP, INC. PROPERTY AS OF RECORD IN DEED BOOK 7505, PAGE 1-R.O.D.C., TN. AND THE METRO GOVERNMENT PROPERTY AS RECORD IN DEED BOOK 7397 PAGE 98-R.O.D.C., TN. BOUNDED ON THE EAST BY THE RANDY J. WOLCOTT PROPERTY AS OF RECORD IN INSTRUMENT NO. 201309300102507-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF CSX RAILROAD PROPERTY. BOUNDED ON THE WEST BY THE LV2 PROPERTIES, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201601280008463 - R.O.D.C., TN AND THE WESTERLY MARGIN OF HURRICANE CREEK BOULEVARD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN FOUND IN THE WESTERLY MARGIN OF HURRICAN CREEK BOULEVARD, SAID POINT BEING THE SOUTHWEST CORNER OF THE DOROTHY S. PUGH TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 201704060033840-R.O.D.C, TN AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, A COMMON LINE WITH THE DOROTHY S. PUGH TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 201704060033840-R.O.D.C., TN. SOUTH 80 DEGREES 15 MINUTES 00 SECONDS EAST, 220.38 FEET TO AN EXISTING IRON PIN FOUND; THENCE, A COMMON LINE WITH THE BOC GROUP, INC. PROPERTY AS OF RECORD IN DEED BOOK 7505, PAGE 1-R.O.D.C., TN. SOUTH 80 DEGREES 31 MINUTES 17 SECONDS EAST, 655.60 FEET TO AN IRON PIN FOUND; THENCE, A COMMON LINE WITH THE METRO GOVERNMENT PROPERTY AS OF RECORD IN DEED BOOK 7397, PAGE 98-R.O.D.C., TN. SOUTH 80 DEGREES 18 MINUTES 34 SECONDS EAST, 404.80 FEET TO AN IRON PIN FOUND; THENCE, A COMMON LINE WITH THE RANDY J. WOLCOTT PROPERTY AS OF RECORD IN INSTRUMENT NO. 201309300102507-R.O.D.C., TN. SOUTH 9 DEGREES 37 MINUTES 38 SECONDS WEST, 690..48 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF THE CSX RAILROAD; THENCE, WITH THE NORTHERLY MARGIN OF THE CSX RAILROAD, NORTH 70 DEGREES 47 MINUTES 57

SECONDS WEST, 1419.24 FEET TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE LV2 PROPERTIES, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201601280008463-R.O.D.C.TN. NORTH 19 DEGREES 12 MINUTES 03 SECONDS EAST, 12.00 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 70 DEGREES 47 MINUTES 57 SECONDS EAST, 65.62 FEET TO AN IRON PIN SET; THENCE, NORTH 12 DEGREES 29 MINUTES 52 SECONDS EAST, 328.86 FEET TO AN IRON PIN FOUND IN THE SOUTHERLY MARGIN OF HURRICANE CREEK BOULEVARD AND THE BEGINNING OF A CURVE TO THE LEFT;THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 138 DEGREES, 11 MINUTES 29 SECONDS, A RADIUS OF 60.00 FEET,A LENGTH OF 144.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES 02 MINUTES 51 SECONDS EAST, 112.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, WITH SAID CURVE, HAVING A CENTRAL ANGLE OF 45 DEGREES 35 MINUTES 57 SECONDS, A RADIUS OF 30.00 FEET, A LENGTH OF 23.88 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 14 MINUTES 56 SECONDS WEST, 23.25 FEET TO THE POINT OF BEGINNING. CONTAINING, 759,812 sq. ft. or 17.44 Ac.± ACCORDING TO A SURVEY DATED 6/10/2018 BY BRIAN A MCCAIN, P.L.S. TENNESSEE LICENSE NO. 2256.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. POOLE BY WARRANTY DEED FROM LAM INTERNATIONAL CORP., USA, A TENNESSEE CORPORATION DATED 10/09/2015 AND FILED OF RECORD IN INSTRUMENT NO. 20151016-0105406, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE., FURTHER BEING THE SAME PROPERTY CONVEYED TO ROBERT D. POOLE BY QUITCLAIM DEED FROM LAM INTERNATIONAL CORP., USA, A TENNESSEE CORPORATION, DATED 10/16/2015 AND FILED OF RECORD IN INSTRUMENT NO. 201510-16-0105407, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY CONVEYED TO ROBERT D. POOLE BY QUITCLAIM DEED FROM LAM INTERNATIONAL CORP., USA, A TENNESSEE CORPORATION DATED 10/16/2015 AND FILED OF RECORD IN INSTRUMENT NO. 20151016-0105408, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Current year's property taxes which have been prorated, 2018 and subsequent years taxes are assumed by the Grantees, including Rollback taxes; Taxes and assessments for the year 2018 and subsequent years, a lien not yet due and payable.
2. Application for Greenbelt Assessment – Forest recorded at Instrument Nos. 20130404-003546 and 20130404-0033547, in the Register's Office of Davidson County, Tennessee (the "Records").
3. Easement of record in Book 4583, Page 431, in the Records.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7295, Page 986, Book 7306, Page 131 and Book 7306, Page 161, in the Records.
5. Grant of Overhead Line Easement of record in Book 7594, Page 783 and Book 7594, Page 785, in the Records.
6. Easement and Rights of Way granted in Declaration of Taking of record in Book 11423, Page 609, in the Records.
7. Easements and Rights of Way granted in Declaration of Taking of record in Book 11423, Page 615, in the Records.
8. Easement and Rights of Way granted in Judgments of record in Instrument No. 20000210-0013589 and Instrument No. 20000210-0013591, in the Records.
9. Easement Deed recorded at Instrument No. 20120228-0017172, in the Records.

unimproved ☒ property, known as 4357 Hurricane Creek Blvd., Antioch, TN 37013

(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 15th day of August, 2018.

Robert D. Poole

Robert D. Poole

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal this 15th day of August, 2018.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM CARTLEDGE, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212