# WARRANTY DEED

Bill Garrett Davidson County
Batch# 134270 DEEDWARR
08/28/2018 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,148.70
20180828-0085374

JM-FSBO-18-707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $851,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/29/19

(AFFIX SEAL)

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

**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) |
|---|---|---|
| **Pahe Inc** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **707 Rivergate Parkway** | | **026-13-0-071.00** |
| (ADDRESS) | (ADDRESS) | |
| **Goodlettsville, TN 37072** | | |
| (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, **STEVE EATHERLY, AS TRUSTEE OF THE J.D. RIVERGATE LAND TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAHE INC,** 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:

A tract of land in the Second Civil District, City of Goodlettsville, Davidson County, Tennessee being generally located west of Two Mile Parkway and east of Interstate 65; and being more particularly described as follows:

Beginning at a PK Nail set on the easterly margin of CSX Railroad property at the northwesterly corner of Guardian Storage Co., Ltd. of record in book 6081, page 646 R.O.D.C. Tn.; thence,

1. With said east margin of CSX Railroad N 02 deg 25'45" E 116.39 feet to an existing concrete highway monument; thence,

2. N 08 deg 51'08" E 299.27 feet to an iron pin set on the easterly margin of Interstate 65; thence,

3. N 37 deg 21'49" E 179.62 feet to an existing concrete highway monument; thence,

4. N 37 deg 40'29" E 58.40 feet to an iron pin set; thence,

5. Leaving said east margin of Interstate 65 S 19 deg 03'50" E 481.83 feet to a PK Nail set; thence,

6. S 67 deg 35'18" W 344.35 feet to a PK Nail set on the northerly boundary of Guardian Storage Co., Ltd. of record in book 6081, page 646 R.O.D.C. Tn.; thence,

7. S 67 deg 38'39" W 37.54 feet to the point of beginning.

Containing 118,820 square feet or 2.73 acres more or less.
Less and Except the property conveyed to the State of Tennessee by the Consent Judgment and Final Decree of record in Book 8555, page 599, said Register's Office.

Being a part of the same property conveyed to Eckhardt Realty Corporation, Trustee for the JD Rivergate Land Trust by Warranty deed from The Equitable Life Assurance Society of the United States, a New York Corporation of record in Book 10311, page 784, corrected by Deed of Correction of record in Book 10756, page 591 and Deed of Correction of record in Book 10908, page 570, Register's Office for Davidson County, Tennessee, dated December 19, 1996 and recorded on January 5, 1997.

Appointment of Successor Trustee, appointing Steven Eatherly, Trustee of the J.D. Rivergate Land Trust of record in Instrument No. 20070706-0080916, Register's Office for Davidson County.

This conveyance is subject to:
• Taxes for the year 2018 and subsequent years

- Plan of record in Plat Book 5050, Page 7, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 5190, Page 183, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5183, Page 21, in the Register's Office for Davidson County, Tennessee.
- Overhead line easement of record in Book 5018, Page 309, in the Register's Office for Davidson County, Tennessee.
- Non-exclusive easement for ingress and egress granted to Shell Oil Company by Agreement of record in Book 5514, Page 686, in the Register's Office for Davidson County, Tennessee.
- Assignment of Leases of record in Book 5601, Page 772 and Book 5344, page 12, in the Register's Office for Davidson County, Tennessee.
- Easements disclosed by the deed of record in Book 10311, page 784, and the Deeds of Correction in Book 10756, page 591, and Book 10908, page 570, said Register' s Office.
- Rights acquired by the State of Tennessee in the matter of State of Tennessee, on relation of the Commissioner of the Department of Transportation, for and on behalf of said Department, Petitioner, vs. Equitable Life Assurance Society of the United States, et al., Defendants, case docket No. 88C-191 in the First Circuit Court for Davidson County, Tennessee, disclosed by the deed of record in Book 10311, page 784, and the Deeds of Correction in Book 10756, page 591, and Book 10908, page 570, said Register's Office, and the Consent Judgment and Final Decree of record in Book 8555, page 599, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **707 Rivergate Parkway, Goodlettsville, Tennessee 37072**.

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 23rd DAY OF AUGUST, 2018.

J.D. Rivergate Land Trust

BY: _____
Steve Eatherly
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE EATHERLY, TRUSTEE of J.D. RIVERGATE LAND TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of August, 2018.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

# True Copy Certification

I, Pam S. Atchley, 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 Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature

My Commission Expires: 3-24-20

Notary' Seal (if on paper)