RETURN TO
JONES RAULSTON TITLE INS. AGENCY, INC.
518 GEORGIA AVE. STE. 200
CHATTANOOGA, TN 37403

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO(S).
Tennessee Immigrant and Refugee Rights Coalition	Tennessee Immigrant and Refugee Rights Coalition	13415002600
(Name)	(Name)	
2195 Nolensville Pike	2195 Nolensville Pike	
(Street Address)	(Street Address)	
Nashville TN 37211	Nashville TN 37211	
(City) (State) (Zip)	(City) (State) (Zip)	

18- 603

Prepared by: TriLen LLC
7 Kripes Road
East Granby, CT 06026-9720
Attn: Jeff Bagley

Mail ~~after recording to~~: Andrew J. Leffler
Chambliss, Bahner & Stophel, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, TN 37450

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of September 6, 2018, by and between:

GRANTOR	GRANTEE
TRILEN LLC, a Florida limited liability company 7 Kripes Road East Granby, CT 06026-9720	**TENNESSEE IMMIGRANT AND REFUGEE RIGHTS COALITION,** a Tennessee not-for-profit corporation 2195 Nolensville Pike Nashville Tennessee 37211

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular; plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain lot or parcel of land situated in Davidson County, Tennessee commonly known as 1409 Antioch Pike, Nashville, and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not otherwise, subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, and current year ad valorem taxes.

Karen Y Johnson Davidson County
Batch# 139115 **DEEDWARRSP**
09/11/2018 10:08:04 AM 5 pgs
Fees: $28.00 Taxes: $1,147.00



20180911-0089842

This conveyance is made subject to the following matters:

1. 2018 taxes, which shall be prorated as of the date of closing and which Second Parties assumes and agrees to pay, and the matters set forth herein;
2. Easements and restrictions of record; and
3. Rights of way, roads and utility service lines running into, under, or across the Property.

[*remainder of page intentionally left blank; signature page to follow*]

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

TRILEN LLC, a
Florida limited liability company

By: _____
Name: Jeff Bagley
Title: Authorized Agent

STATE OF CONNECTICUT

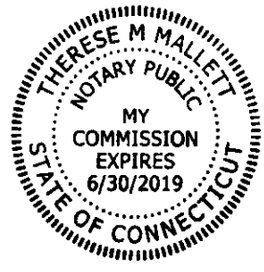
COUNTY OF Hartford

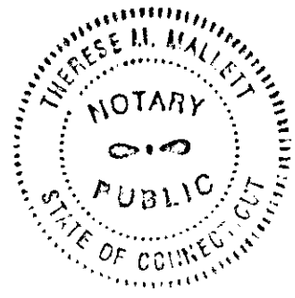
Before me, Therese M. Mallett, notary, of the state and county aforesaid, personally appeared JEFF BAGLEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Authorized Agent authorized to execute the instrument on behalf of TRILEN LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

WITNESS my hand and seal, at office, this 6th day of September, 2018.

_____
Notary Public

My Commission Expires: 6/30/2019





STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew Leffler, Grantee's agent

Sworn and subscribed to before
me this 6th day of September, 2018.

Sheila Beckmann
Notary Public

My Commission Expires: 11-10-19

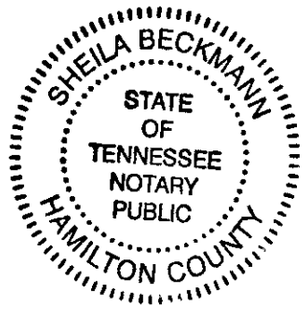


EXHIBIT A – Property Description

Land in the 5th Civil District of Davidson County, Tennessee, formerly Lot No. 3, 4, 5, 6 & 7 on the unrecorded plat of the northwesterly part of the L. C. Hartley Property, combined into one tract and parcel and described by a survey by Raymond E. Binkley, surveyor, dated June 1976, as follows: Beginning at an iron pin in the westerly margin of Antioch Pike, said point being the common front corner of Lot No. 1043 of Cherokee Hills Subdivision, Section 10 (Plat Book 4660, Page 27); thence South 45 degrees 49 minutes 50 seconds West, a distance of 47.07 feet to a concrete monument; thence South 40 degrees 40 minutes 49 seconds West a distance of 60 feet to a concrete monument; thence South 32 degrees 53 minutes 48 seconds West a distance of 78.00 feet to an iron pin, said point also being the westerly rear corner of said Lot No. 1043; thence North 86 degrees 18 minutes 52 seconds West a distance of 150.98 feet to an iron pin in the easterly margin of Ezell Road; thence North 3 degrees 33 minutes 13 seconds East along the easterly margin of said Ezell Road a distance of 450.20 feet to an iron pin at the intersection of Ezell Road and Antioch Pike; thence South 37 degrees 03 minutes East along the southwesterly margin of Antioch Pike a distance of 395.00 feet to an iron pin, same being the point of beginning and containing 1.57 acres, more or less.

EXCEPTING therefrom the land in Davidson County, Tennessee, described as follows:

Right-of-Way: Beginning at a point being the southeastern property corner and on the existing right of way line of Antioch Pike; thence along said right of way line a curve to the right of radius 1939.86 feet for 84.61 feet with a chord bearing North 34 degrees 18 minutes 42 seconds West for 84.61 feet to a point; thence continuing along said right of way line North 33 degrees 03 minutes 52 seconds West for 298.79 feet to the southwest corner of the intersection of Antioch Pike and Ezell Road; thence along the existing right of way line of Ezell Road South 08 degrees 07 minutes 27 seconds West for 107.67 feet to a point; thence along a curve to the right of radius 34.50 feet for 33.54 feet with a chord bearing North 35 degrees 58 minutes 15 seconds East for 32.23 feet to a point; thence along a curve to the right of radius 29.50 feet for 42.80 feet with a chord bearing South 74 degrees 37 minutes 25 seconds East for 39.14 feet to a point; thence South 33 degrees 03 minutes 52 seconds East for 125.0 feet to a point; thence along a curve to the left of radius 2024.23 feet for 161.05 feet with a chord bearing South 35 degrees 20 minutes 37 seconds East for 161.01 feet to a point on the common property line of Parcels 134-15-26 and 148-3-135; thence along said property line North 49 degrees 49 minutes 27 seconds East for 10.36 feet to the point of beginning and containing therein an area of 6704 square feet, more or less, and being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Deed filed of record in Book 8248, Page 352, in the Register's Office of Davidson County, Tennessee.

The source of grantor's interest is found in Deed recorded as Instrument No. 20070110-0004346 in the Register's Office of Davidson County, Tennessee.

Reference: Tax Map and Parcel No. 13415002600