THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 174890 DEEDWARR
12/17/2018 11:38:30 AM 5 pgs
Fees: $28.00 Taxes: $10,545.00
20181217-0122415

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevco Properties, LLC 3640 Central Pike Hermitage, TN 37076	Same as Owner	086-00-0-283.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jack D. Odum, Jeanell C. Odum, and Maureen P. Fruehauf**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Kevco Properties, LLC**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick on 11/13/84, as follows:

Beginning at a point in the southerly margin of the right-of-way of Central Pike, said point being 100 feet west of the center line of a railroad tract of Seaboard System Railroad; thence in a northwesterly direction along the southerly margin of the right-of-way of Central Pike 250 feet to an iron pin; thence South 73° 50' West 485 feet to an iron pin; thence South 22° 44' East 665.71 feet to an iron pin; thence North 29° 28' East 581.7 feet to the point of beginning, containing 5.08 acres, more or less.

Being the same property conveyed to Central Pike Business Center, L.L.C., by Quitclaim Deed from Jack Odum, and Jeanell C. Odum (a/k/a Jeanelle C. Odum), and Maureen P. Fruehauf, of record December 4, 1997, at Book 10709 Page 756, Davidson County Register of Deeds. Central Pike Business Center, L.L.C. is now dissolved and terminated, resulting in ownership in the three sole former members of Central Pike Business Center, L.L.C., namely Jack Odum, and Jeanell C. Odum, and Maureen P. Fruehauf.

* Durable Power of Attorney of record in Instrument No. 201809210093897

This is improved property known as 3670 Central Pike, Hermitage, TN 37076. Davidson County, R.O.D.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hands of the Grantors, as of the dates noted in the notary acknowledgements below:

Jack D. Odum

Jack D. Odum

Jeanell C. Odum by Cheryl Lynn Odum her attorney in fact

Jeanell C. Odum, by Cheryl Lynn Odum, her attorney in fact

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this 6 day of December, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

On this, the 6 day of December, 2018, before me personally appeared **Cheryl Lynn Odum**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jeanell C. Odum**, and who acknowledged that such person executed the same as the free act and deed of **Jeanell C. Odum** .

Witness my hand and official seal, this 6 day of December, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Maureen P. Fruehauf

Maureen P. Fruehauf

Notary Please Note: Below is a correct California form of acknowledgement.
Please use this rather than attaching a separate sheet of paper.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE)

On 12/04/18, **2018**, before me, VLAD C. ROMANIUC NOTARY PUBLIC
(insert name and title of the officer)

personally appeared **Maureen P. Fruehauf**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

VLAD C. ROMANIUC
NOTARY PUBLIC
MY COMMISSION EXPIRES
COMM. #2153799
MAY 20, 2020
ORANGE COUNTY, CA

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 2,850,000.00 :

Amanda Miller
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th DAY OF December, 2018:

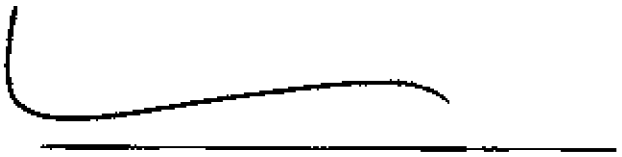
Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

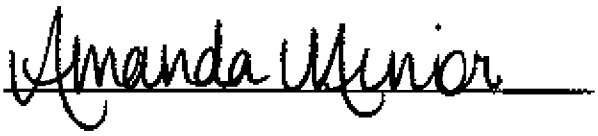
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

