WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180589 DEEDWARR
01/04/2019 11:00:42 AM 4 pgs
Fees: $23.00 Taxes: $4,330.83

20190104-0001094

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

File # 136-42

State of TN
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,170,494.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return To: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. Sanders, Jr.		10701002400
(NAME)	(NAME)	
SANDERS INDUSTRIAL	1811 AIRLANE DR	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William C. Sanders, Jr.,** 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:

A tract of land in the First Civil District of Davidson County, Tennessee, located at an intersection and between Dabbs Avenue and Air Lane Drive, south of Elm Hill Pike, being Lot No. 1A as of shown on Metropolitan Industrial Park, Phase II, Section Two as of record in Book 5190, page 49, register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the south margin of Air Lane Drive said point being the easterly end of a curve from Dabbs Avenue, said point also being 260 feet, more or less southeasterly from the southerly margin of Elm Hill Pike; thence with said margin of Air Lane drive with a curve to the left 300.00 feet to a point, said curve having a radius of 530.00 feet, a central angle of 32° 26' in a tangent distance of 154.13 feet; thence, leaving said margin with a line radial to said curve S. 00° 57" W., 75.00 feet to a point; thence with a line at right angles to Dabbs Avenue, S. 42° 09' W., 121.86 feet to the northerly margin of said Dabbs Avenue; thence with said margin N. 47° 51" W. 277.56 feet to a point; thence continuing with said margin with a curve to the right 41.70 feet to a point, said curve having a radius of 195.00 feet, a central angle of 12° 15' and tangent distance of 20.93 feet; thence with a curve to the right typing into said Air Lane Drive 69.59 feet to the point of beginning, said curve having a radius of 25.00 feet, a central angle of 159° 30' and tangent distance of 138.20 feet, containing 0.80 cares, more or less.

Being the same property conveyed to Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO, by deed of record in Book 8438 , Page 974 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1811 Air Lane Drive, Nashville, TN 37210
(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/our hands this 27th day of December, 2018

Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO

By: _____
Michael Clarke, Trustee

Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO

By: _____
Michale Eagle, Trustee

Trustees for United Brotherhood of Carpenters & Joiners of America,
Local No. 223 AFL-CIO

By: _____
Richard Brandon, Trustee

State of Nevada
County of Clark

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Michael Clarke with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Trustee of Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO by himself as Trustee.

Witness my hand and official seal in Las Vegas, Nevada, this the 27th day of December, 2018

Notary Public
My Commission Expires: June 21, 2022

ALEJANDRA BANUELOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-3137-1
My App. Expires June 21, 2022

STATE OF TENNESSEE
COUNTY OF _____

This is improved ☑ property, known as 1811 Air Lane Drive, Nashville, TN 37210
(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/our hands this 28TH day of December, 2018

Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO

By: _____
Michael Clarke, Trustee

Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO

By: Michale D. Eagle
Michale Eagle, Trustee

Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO

By: Richard D. Brandon
Richard Brandon, Trustee

State of Nevada
County of _____

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Michael Clarke with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Trustee of Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO by himself as Trustee.

Witness my hand and official seal in _____, Nevada, this the _____ day of December, 2018

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Michale Eagle and Richard Brandon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be Trustees of Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO, and that he as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of Trustees for United Brotherhood of Carpenters & Joiners of America, Local No. 223 AFL-CIO by himself as Trustee.

Witness my hand and official seal in Davidson County Nashville, Tennessee, this the 28th day of December, 2018

Michelle B. Richardson

Notary Public ☑

My Commission Expires: ☒ Jan 08, 2019

File No.: 13642

MICHELLE B. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON