Karen Johnson Davidson County
Batch# 196017 DEEDWARR
02/15/2019 03:55:30 PM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20190215-0014367

32233

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
SNY of Tennessee, LLC 6064 Central Pike Mt. Juliet, TN 37122	New Owner	Map and Parcel 098-00-0-167.00 098-00-0-168.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Mettle Group, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto SNY of Tennessee, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Attached Exhibit A for legal description.

Being part of the same property conveyed to the Mettle Group, LLC, a Tennessee limited liability company by Warranty Deed dated July 27, 2018 from Cornerstone Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20180730-0074050, said Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 5587 and 5581 S. New Hope Road, Hermitage, TN 37076.

This conveyance is subject to the following:
1. Taxes for the year 2019 and subsequent years for Davidson County.
2. All matters as disclosed of record in Book 6353, page 842, Register's Office for Davidson County, Tennessee.
3. All matters s disclosed of record in Plat Book 20190124-0006962, said Register's Office for Davidson County, Tennessee.
3. Application for Greenbelt Assessment of record in Instrument No. 20020405-0042060, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $750,000.00.
(
(
(Subscribed and sworn to before me
(this 15th day of February, 2019.
(
(
(My Commission Expires: 5-7-2021

Affiant

Notary Public

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, it's successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of February, 2019.

THE METTLE GROUP, LLC, TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
AUVERGNE D'ANTIGNAC, MEMBER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 15th day of February, in the year 2019, before me the undersigned, personally appeared Auvergne D'Antignac, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the Member of The Mettle Group, LLC, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said limited liability company for the purpose therein contained as Member.

My Commission Expires: 11-26-22 Notary Public

VICKY N. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

TRACT I - 5587 S NEW HOPE ROAD, HERMITAGE, TN 37076
BEING A PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 167.00 TOGETHER WITH PARCEL 168.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 098-00 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD (FOUND) IN THE EASTERLY MARGIN OF SOUTH NEW HOPE ROAD AT THE SOUTHWEST CORNER OF THE RODNEY L. LYONHURST AND SANDY M. LYONHURST PROPERTY AS OF RECORD IN DEED BOOK 11607, PAGE 662 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID IRON ROD (FOUND) ALSO BEING THE NORTHWEST CORNER OF THE METTLE GROUP, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20180730-0074050, (R.O.D.C., TN);

THENCE, WITH THE SOUTHERLY LINE OF THE RODNEY L. LYONHURST AND SANDY M. LYONHURST PROPERTY AS OF RECORD IN DEED BOOK 11607, PAGE 662, (R.O.D.C., TN), S80°40'22"E, 5.00' TO AN IRON ROD (SET) AT A NEW 5' RIGHT-OF-WAY DEDICATION LINE AT THE NEW EASTERLY MARGIN OF SOUTH NEW HOPE ROAD;

THENCE, SOUTHERLY WITH A NEW 5' RIGHT-OF-WAY DEDICATION LINE AND WITH AN ARC TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°56'35", A RADIUS OF 6503. 60', AN ARC LENGTH OF 107.05', A CHORD BEARING OF S08°36'48"W, AND A CHORD LENGTH OF 107.05' TO AN IRON ROD (SET), SAID IRON ROD (SET) BEING THE TRUE POINT OF BEGINNING;

THENCE, WITH NEW LINES SEVERING THE METTLE GROUP, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20180730-0074050, (R.O.D.C., TN), THE FOLLOWING THREE (3) COURSES:
THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 77°49'55", A RADIUS OF 30.00', AN ARC LENGTH OF 40.75', A CHORD BEARING OF S29°48'37"E, AND A CHORD LENGTH OF 37.69' TO AN IRON ROD (SET);

THENCE, S68°43'35"E, 233.86' TO AN IRON ROD (SET);

THENCE, N15°28'31"E, 185.75' TO AN IRON ROD (SET) IN THE SOUTHERLY LINE OF THE RODNEY L. LYONHURST AND SANDY M. LYONHURST PROPERTY AS OF RECORD IN DEED BOOK 11607, PAGE 662, (R.O.D.C., TN);

THENCE, WITH THE SOUTHERLY LINE OF THE RODNEY L. LYONHURST AND SANDY M. LYONHURST PROPERTY AS OF RECORD IN DEED BOOK 11607, PAGE 662, (R.O.D.C., TN), S80°40'22"E, 1460.49' TO AN IRON ROD (FOUND);

THENCE, WITH THE WESTERLY LINE OF THE RODNEY L. LYONHURST AND SANDY M. LYONHURST PROPERTY AS OF RECORD IN DEED BOOK 11607, PAGE 662, (R.O.D.C., TN), THE FOLLOWING THREE (3) COURSES:

THENCE, S11°33'02"W, 153.91' TO AN IRON ROD (SET);

THENCE, S12°02'57"W, 43.00' TO AN IRON ROD (FOUND);

THENCE, S11°54'03"W, 164.13' TO A MAG NAIL (FOUND) IN THE TOP OF A WOODEN FENCE POST, SAID MAG NAIL (FOUND) BEING THE NORTHWEST CORNER OF OPEN SPACE "A" OF THE RESERVE AT SEVEN POINTS AS OF

EXHIBIT A
(Continued)

RECORD IN INSTRUMENT NO. 20180223-0017267, (R.O.D.C., TN);

THENCE, WITH THE WESTERLY LINE OF OPEN SPACE "A" OF THE RESERVE AT SEVEN POINTS AS OF RECORD IN INSTRUMENT NO. 20180223-0017267, (R.O.D.C., TN), S12°47'11"W, 33.04' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE FRED W. HIX AND SYLVIA H. HIX PROPERTY AS OF RECORD IN DEED BOOK 5266, PAGE 126, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY LINE OF THE FRED W. HIX AND SYLVIA H. HIX PROPERTY AS OF RECORD IN DEED BOOK 5266, PAGE 126, (R.O.D.C., TN), N80°40'23"W, 1715.40' TO AN IRON ROD (SET) IN A NEW 5' RIGHT-OF-WAY DEDICATION LINE AT THE EASTERLY MARGIN OF SOUTH NEW HOPE ROAD;

THENCE, WITH A NEW 5' RIGHT-OF-WAY DEDICATION LINE AND THE EASTERLY MARGIN OF SOUTH NEW HOPE ROAD, THE FOLLOWING TWO (2) COURSES:

THENCE, N09°16'25"E, 227.99' TO A POINT;

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°31'00", A RADIUS OF 6503.60', AN ARC LENGTH OF 58.66', A CHORD BEARING OF N09°20'35"E, AND A CHORD LENGTH OF 58.66' TO THE TRUE POINT OF BEGINNING.

CONTAINING 637,382 SQUARE FEET OR 14.63 ACRES, MORE OR LESS

TRACT II - 5581 S NEW HOPE ROAD, HERMITAGE, TN 37076
LAND IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF DISSPAYNE SUBDIVISION, AS OF RECORD IN BOOK 6200, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 BEGINS AT A POINT IN THE EASTERLY MARGIN OF NEW HOPE ROAD AND THENCE S. 87 DEGREES 11' E., 1730.28 FEET TO APPOINT; THENCE S. 5 DEGREES 38' 30" W., 197.0 FEET TO AN IRON PIN; THENCE N. 87 DEGREES 12' W., 1720.00FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF NEW HOPE ROAD; THENCE SAID MARGIN OF SAID ROAD N 2 DEGREES 39' E., 197 FEET TO A POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE METTLE GROUP, LLC BY WARRANTY DEED DATED JULY 27, 2018 FROM CORNERSTONE INVESTMENTS, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20180730-0074050, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, the undersigned, 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 authorized according to law.

Patrick H. Poole

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PATRICK H. POOLE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission Expires: 05/02/22

Notary Public

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022