Karen Johnson Davidson County
Batch# 198957 DEEDWARRSP
02/26/2019 08:53:30 AM 7 pgs
Fees: $38.00 Taxes: $10,434.00
20190226-0017150

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Harvey W. Coombs 1421 Baptist World Center Road Nashville, TN 37207	New Owner	05900023000

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,820,000.00.

AFFIANT

Subscribed and sworn to before me this 25th **day of** February, **2019.**

Notary Public

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
10/29/19

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, M&R LAND CO., LLC, a Tennessee limited liability company, MICHAEL J. NACARATO, JR. and C&M LEASING, LLC, a Florida limited liability company ("Grantors"), have this day bargained and sold and do hereby transfer and convey unto HARVEY W. COOMBS ("Grantee"), and Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is unimproved property.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's heirs and assigns, forever. Grantors covenant that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantors further covenant and bind Grantors and Grantors' successors and assigns, to warrant and forever defend the title to the Property to Grantee, and to Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, Grantors have either executed or caused this Special Warranty Deed to be executed as of the 25 day of February, 2019.

GRANTORS:

M&R LAND CO., LLC, a Tennessee limited liability company

BY: _____
NAME: Michael J. Nacarato, Jr.
TITLE: Member and Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

PERSONALLY APPEARED BEFORE ME, Maritza Rodriguez, a Notary Public, Michael J. Nacarato, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Member and Manager of M&R LAND CO., LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 21ST day of February, 2019.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
9.13.19

MARITZA N. RODRIGUEZ
MY COMMISSION # FF917606
EXPIRES September 13, 2019
(407) 398-0153 FloridaNotaryService.com

[Additional Signatures on Following Page.]

MICHAEL J. NACARATO, JR.

C&M LEASING, LLC, a Florida limited liability company

BY: _____
NAME: Michael J. Nacarato, Jr.
TITLE: Managing Member

STATE OF FLORIDA
COUNTY OF PALM BEACH

PERSONALLY APPEARED BEFORE ME, Maritza Rodriguez, a Notary Public in and for said State and County, the within named MICHAEL J. NACARATO, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Boca Raton, Florida, this 21st day of February, 2019.

_____
NOTARY PUBLIC

MARITZA N. RODRIGUEZ
MY COMMISSION # FF917606
EXPIRES September 13, 2019
(407) 398-0153 FloridaNotaryService.com

MY COMMISSION EXPIRES:
9.13.19

STATE OF FLORIDA
COUNTY OF Palm Beach

PERSONALLY APPEARED BEFORE ME, Maritza Rodriguez, a Notary Public, Michael J. Nacarato, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Managing Member of C&M LEASING, LLC, a Florida limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 21ST day of February, 2019.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
9.13.19

MARITZA N. RODRIGUEZ
MY COMMISSION # FF917606
EXPIRES September 13, 2019
(407) 398-0153 FloridaNotaryService.com

EXHIBIT "A"

LEGAL DESCRIPTION

Commencing at the intersection of Lane Drive and Whites Creek Pike, thence in a northwesterly direction, an approximate distance of 753 feet to an iron rod set with a Dale and Associates cap found along the southwesterly margin of Whites Creek Pike, said rod being 5 feet from the northern most corner of Lot 1 of the Hahn Commercial Subdivision, of record in Plat Book 5305, Page 654, Register's Office for Davidson County, Tennessee ("RODC"), said rod being the point of beginning for the herein described land;

thence leaving said margin and with the subdivision, South 53 degrees, 49 minutes, 27 seconds West, a distance of 352.16 feet to a point;

thence along the Lot line, South 36 degrees, 09 minutes, 56 seconds East, a distance of 230.02 feet to a capped iron rod as set by TN RLS 213;

thence along the northerly margin of Rowan Drive, South 52 degrees, 20 minutes, 52 seconds West, a distance of 13.50 feet to a point;

thence leaving said margin and with the line of Section 4 Haynes Manor, of record in Plat Book 4175, Page 90, North 84 degrees, 01 minutes, 59 seconds West, a distance of 236.64 feet to a ½" iron rod;

thence North 84 degrees, 00 minutes, 10 seconds West, a distance of 572.95 feet to a point;

thence with Section 3 of Haynes Manor, of record in Plat Book 4175, Page 11, North 84 degrees, 03 minutes, 33 seconds West, a distance of 433.93 feet to a point;

thence leaving said subdivision and along a new partition for the following 2 calls, North 05 degrees, 56 minutes, 15 seconds East, a distance of 299.84 feet to a point;

thence North 57 degrees, 12 minutes, 55 seconds East, a distance of 1,026.33 feet to a point along the southwesterly margin of Whites Creek Pike;

thence along said margin, South 41 degrees, 52 minutes, 40 seconds East, a distance of 437.23 feet to a point;

thence with a curve turning to the right, having an arc length of 331.37 feet, a radius of 3,827.16 feet, a chord bearing of South 39 degrees, 23 minutes, 50 seconds East, and a chord length of 331.27 feet to the point of beginning of the herein described land, having an area of 817,933.0 square feet or 18.78 acres of land.

BEING part of the same property conveyed by Ewing's Creek, LLC to M&R Land Co., LLC by deed of record as Instrument No. 20180611-0055710, RODC, and being the same property conveyed by M&R Land Co., LLC an undivided 41.667% interest to Michael J. Nacarato, Jr. and an undivided 25% interest to C&M Leasing, LLC, by a deed of record as Instrument No. 20190116-0004753, RODC.

EXHIBIT "B"
TITLE EXCEPTIONS

1. County of Davidson taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Terms and provisions of Landscaping and Maintenance Agreement by and between Ewing's Creek, LLC, Michael J. Nacarato, Jr., and C&M Leasing, LLC, of record in Instrument No. 20171005-0102329, RODC.

3. That portion of the land embraced within the bounds of any public road or thoroughfare.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Steven C. Matthews, RLS No. 2352, Dale & Associates, File No. NCS-910957-NAS, dated January 30, 2019:

- Ditch crossing the southeasterly portion of the land
- Fence inside the southeasterly boundary of the land
- Fence inside and outside the southerly boundary of the land

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

