Karen Johnson Davidson County
Batch# 204498 DEEDWARRSP
03/11/2019 02:49:19 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190311-0022128

FROM: Koorsen Properties II, LLC

TO: Myatt Drive Properties, LLC

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Myatt Drive Properties, LLC 1508 Dresden Circle Nashville, TN 37215	(same)	Map 42 Parcel 36

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Stephen C Baker

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2019.

Jeanette L. Ramer

Notary Public

My Comm. Expires: 5/6/19

JEANETTE L RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Koorsen Properties II, LLC, an Indiana limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Myatt Drive Properties, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron pin (found) at the southeast corner of the Gary R. Stewart and Ted Allen Brooks property (Instrument No. 20150911 0092366), said iron pin being located in the northerly right-of-way of Nesbitt Drive, thence along said right-of-way,

North 83 degrees 07 minutes 15 seconds West, 338.97 feet to an iron pin (found) at the southeast corner of the herein described property, this being the True Point of Beginning;

Thence, continuing along Nesbitt Drive, North 83 degrees 00 minutes 32 seconds West, 496.44 feet to an iron pin (found) in the easterly right-of-way of Dickerson Pike, said iron pin being the southwest corner of the herein described property;

Thence, along the easterly right-of-way of Dickerson Pike, North 23 degrees 18 minutes 42 seconds East, 46.14 feet to an iron pin (set);

Thence, along a curve to the right, having an arc length 493.13 feet, a radius of 5,654.72 feet, a chord bearing of North 26 degrees 20 minutes 58 seconds East, a distance of 492.98 feet to an iron pin found at the northwest corner of the herein described property, said iron pin being a common corner with the Robert S. Ingram property (DB 5724 PG 723);

Thence, leaving the easterly right-of-way of Dickerson Pike, South 83 degrees 41 minutes 17 seconds East, 397.98 feet to an iron pin (found), this being the northeast corner of the herein described property; said iron pin being a common corner with the Sandra C. Gregory (DB 5703 PG 33) and Leon A. Deaderick Jr. (DB 10311 PG 275) properties;

Thence, South 15 degrees 35 minutes 01 seconds West, 519.94 feet to the Point of Beginning. Containing 230,868.62 square feet, or 5.30 acres, according to a survey by Jeffrey A. Leopard, dated March 21, 2017.

Being the same property conveyed to Koorsen Properties II, LLC, an Indiana limited liability company, by deed from Doreen T. McElhanon, of record as Instrument No. 20170908-0092635, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below:

1. Metro Nashville Davidson County Taxes for 2019 and subsequent years.

2. All matters which would be revealed by an accurate inspection of the real estate and a survey of the real estate performed in accordance with the minimum standard detail requirements for ALTA/NSPS Land Title Surveys as of 2016.

This is unimproved property located 4011 Dickerson Pike, Nashville, Tennessee 37207.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, but not further or otherwise. 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 its hand this 11th day of March, 2019.

KOORSEN PROPERTIES II, LLC, an
Indiana limited liability company

By: _____
Keith A. Koorsen, General Manager

STATE OF INDIANA)
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Keith A. Koorsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be General Manager of Koorsen Properties II, LLC, the within named bargainor, an Indiana limited liability company, and that he as such General Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as General Manager.

Witness my hand and seal, at office in Indianapolis, Indiana, this the 8th day of March, 2019.

_____
NOTARY PUBLIC

My Commission Expires: November 15, 2025
My Commission Number: 705598

ERICA L BAILEY
Notary Public
SEAL
Hancock County, State of Indiana
My Commission Expires November 15, 2025
Commission Number 705598