PREPARED BY:
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

AFTER RECORDING, MAIL TO:
Cindy S. Smith, P.C.
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Karen Johnson Davidson County
Batch# 209578 DEEDWARR
03/25/2019 11:03:30 AM 6 pgs
Fees: $33.00 Taxes: $1,572.50
20190325-0026667

INTERNAL REVENUE SERVICE DEED

KNOW ALL MEN BY THESE PRESENTS:

That **THE UNITED STATES OF AMERICA**, acting by and through the **INTERNAL REVENUE SERVICE**, as grantor, **MATTHEW D. LINE, as SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office**, in consideration of the bid of **Four Hundred Twenty Five Thousand and No/100 Dollars ($425,000.00)** by **KAT, Inc., a Tennessee corporation**, as grantee, whose mailing address is: **108 Munson Court, Smyrna, TN 37167**, has granted, bargained, sold and transferred and by these presents does grant, bargain sell and transfer unto Grantee all right, title and interest in and to the following property:

SEE EXHIBIT "A" ATTACHED HERETO

No warranties, expressed or implied, with reference to marketability, salability, transferability or insurability of title are included herein and the grantee expressly agrees to accept whatever quality of title the United States may possess at this time.

TO HAVE AND TO HOLD THE SAME together with all singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever in the said property either in law or equity, to the use, benefit and behoove of the Grantee, its successors and assigns forever. Said property has been in custody and control of the United States of America, and pursuant to the order of this Court in "United States of America v. Byron Fernandez-Virula, Sr., No. 3:15-00070-1, United States District Court for the Middle District of Tennessee, Nashville Division," the SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, has been directed to dispose of said property.

This deed is executed to consummate the sale made by the SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, in accordance with the terms of the Amended Final Order of Forfeiture entered by the United States District Court, Eastern District for the Middle District of Tennessee, Nashville Division, in the case of the " United States of America

v. Byron Fernandez-Virula, Sr., No. 3:15-00070-1, United States District Court for the Middle District of Tennessee, Nashville Division," including the appurtenances thereto and the improvements thereon, which the Grantee was the successful bidder for the property herein described.

IN WITNESS WHEREOF, I have signed and sealed these presents

this 4th day of March, 2019.

Nleba A. Cruz
WITNESS

Debra A. Perez
PRINTED NAME

Ivory L Williams
WITNESS

Ivory L. Williams
PRINTED NAME

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE INTERNAL REVENUE SERVICE

Matthew D. Line
Special Agent in Charge
Internal Revenue Service
Charlotte Field Office.

STATE OF North Carolina)
COUNTY OF Mecklenburg)

Before the undersigned authority, this day, personally appeared Matthew D. Line, SPECIAL AGENT IN CHARGE, who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration therein expressed and who is personally known to me or who produced a driver's license or _____ as identification.

WITNESS my hand and official seal at Mecklenburg County,

this 4th day of March, 2019.

Kim F. Ferguson
Notary Public

Kim F. Ferguson
Printed Name

My commission expires: 4/14/2020

KIM F FERGUSON
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 4/14/2020

EXHIBIT A

Certain tract of land in the 14th Civil District of Davidson County, Tennessee, being Tract 9 of Coopertown Farms, being described as follows, to-wit:

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, Page 839, in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet; Thence, severing the property of Noble C. Caudill, II, of record in Deed Book 8114, Page 913, in said Register's Office, with a curve in the easterly margin of a 50 foot wide easement for ingress/egress, drainage and utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00 feet; Thence, with said curve, northerly an arc distance of 149.65 feet through a central angle of 10 degrees 12 minutes 27 seconds to an iron pin; Thence, continuing with said curve and margin, northeasterly an arc distance of 487.13 feet through a central angle of 33 degrees 13 minutes 37 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northeasterly an arc distance of 133.17 feet through a central angle of 20 degrees 48 minutes 37 seconds to an iron pin; Thence, continuing with said curve and margin, northerly an arc distance of 571.65 feet through a central angle of 89 degrees 19 minutes 48 seconds to the point of tangency; Thence with said margin, North 58 degrees 18 minutes 28 seconds West 496.12 feet to an iron pin, The Point of Beginning; Thence, continuing with said margin, North 58 degrees 18 minutes 28 seconds West 341.58 feet to the beginning of a turn-in curve to the terminus of said margin concave to the northeast and having a radius of 50.00 feet; Thence, with said curve and margin, northwesterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the beginning of a curve in said margin being the terminus of said margin concave to the south and having a radius of 50.00 feet; Thence, with said curve in said margin, westerly an arc distance of 134.77 feet through a central angle of 154 degrees 26 minutes 07 seconds to an iron pin; Thence, leaving said margin and severing said Caudill property as follows: North 81 degrees 20 minutes 00 seconds West 715.09 feet to an iron pin, North 9 degrees 04 minutes 11 seconds East 223.10 feet to an iron pin in the southerly boundary line of property owned by Sandra K. Howard & Sue Ella Miler, of record in Book 7326, Page 26, in said Register's Office; Thence, with said boundary line, South 81 degrees 20 minutes 00 seconds East 1301.35 feet to an iron pin; Thence, again severing said Caudill property, South 31 degrees 41 minutes 32 seconds West 390.69 feet to the BEGINNING containing 6.93 acres.

This description is based on a field survey completed September 27, 1990 (tracts revised

December 7, 1993) by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513.

Being part of the same property conveyed to the United States of America by Amended Final Order of Forfeiture in the matter of "United States of America v. Byron Fernandez-Virula, Sr.," No. 3:15-00070-1, United States District Court for the Middle District of Tennessee, Nashville Division, recorded on June 11, 2018, in Instrument No. 20180611-0055790, said Register's Office.

Street address: 5494 Drye Run Road, Joelton, TN 37080

Map & Parcel No: 004-00-0-203.00

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $425,000.00.

X William R. Sh
Affiant

Subscribed and sworn before me this 22nd day of March 2019.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

CSSPC File No. 1808k233

New Owner:
KAT, Inc.

108 Munson Ct.
Smyrna TN 37167

Mail Tax Bill to:
New Owner

AFFIDAVIT FOR RECORDING

I, Cindy S. 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 herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022