Karen Johnson Davidson County
Batch# 221889 DEEDWARR
04/25/2019 09:21:30 AM 6 pgs
Fees: $33.00 Taxes: $3,700.00
20190425-0038018

WARRANTY DEED

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF APRIL, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/15/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9756SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
LIG Assets Properties, LLC		
110 Third Ave West	SAME	181-00-0-096.00 (PARENT P
Carthage, TN 37030		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

SARAH MCKEE ALLEN AND LUNETTE ALLEN PHARR ALSO KNOWN AS EDNA LUNETTE PHARR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LIG ASSETS PROPERTIES, LLC

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 certain tract of land in Davidson County, Tennessee, as follows:

Tract 1: Beginning at a point in the Nolensville Pike, at the Northernmost corner of Tract No. 1 (described in the Decree of record in Deed Book 2802, Page 347 of the Register's Office of Davidson County, Tennessee); thence in a Northerly direction curving with the center of said Nolensville Pike, 26.7 feet to a point; thence continuing with the center of said pike North 31 deg. 45 min. W, 269.4 feet to a point in the center of said Pike; thence with a fence South 55 deg. W. 175.5 feet to an iron pin; thence, with a fence, N. 44 deg. W. 208 feet to a gate; thence South 61 deg. W. 258.7 feet to a 12 inch cedar; thence N. 64 deg. 45 min. West 169 feet to a point in the center of Old Holt Road; thence North 58 deg. 30 min. W. 485 feet to a point in the center of New Holt Road; thence N. 76 deg. 40 min. W 605.6 feet to a point in the center of New Holt Road; thence with the center of a 16 1/2 foot lane S. 4 deg. 30 min. W. 1093 feet to a post in a fence line; thence with said fence S. 4 deg. 30 min. W. 172 poles more or less to an iron pin in Pinkerton's line; thence with a fence and Pinkerton's line S. 86 deg. 45 min. E 1452 feet to an iron pin; thence with a fence and Pinkerton's line N. 2 deg. 45 min. E. 808.5 feet to a set pile of stone located between a 12 inch hackberry and a 10 inch cedar; thence with Pinkerton's line S. 86 deg. 45 minutes E 313 feet to a R. R. spike in the center of Bluff Road; thence with the center of Bluff Road N. 0 deg. 15 min. W, 175 feet to a point; thence continuing with the center of Bluff Road N. 2 deg. 15 min. E. 197.4 feet to a R. R. spike; thence continuing with the center of said road N. 10 deg. E. 134 feet, N. 21 deg. E, 255 feet, N. 8 deg. 45 min. E, 182 feet to a point in the center of said road; thence with the center of said road N. 19 deg. 45 min. E. 87 feet, more or less, to a point being the Southernmost corner of said Tract No. 1; thence with the line of Tract No. 1 N. 42 deg. 50 min. W. 138 feet, more or less, to an iron pin; thence continuing with the line of Tract No. 1 N. 61 deg. 35 min. W, 196 feet, N. 65 deg. 15 min. W, 318.5 feet, N. 7 deg. 40 min. E. 518 feet, N. 59 deg. 15 min. E. 578.5 feet, N. 49 deg. 30 min. E, 182 feet to the point of beginning, containing 124.4 acres, more or less, according to survey made by George W. Watkins, Surveyor, on Feb. 14, 1958.

Being the same property conveyed to Sara McKee Allen by Quitclaim Deed from Sara McKee Allen, Executrix of The Estate of William Allen, recorded on the 25th day of April, 2016 in Instrument No. 20160425-0040205, in the Register's Office of Davidson County, Tennessee.

Less and Except

Included in the above description but excluded herefrom is the following described property, conveyed to John H. Byrd, Jr. and wife, Bettie Knight Byrd by deed from C.P. Williams, Jr. of record in Book 2859, Page 467, in the Register's Office of Davidson County, Tennessee:

Beginning at a point in the center of New Holt Road, which point is S. 76 deg. 40' E., 500 feet from the N.W. corner of a tract of land title to which was vested in C.P. Williams, Jr., by decree of Part I, Chancery Court of Davidson County, Tennessee, in the cause of C.P. Williams, Jr., vs. Nellie Mae Williams, et al, Minute Book 183, Page 390, Minutes of said Court, the same appearing of record in the office of the County Register of Davidson County, Tennessee, in Book 2802, Page 347, which tract is described in such decree as Tract III, running thence generally S. 10 deg. W, 264 feet to a point, (iron pin) (which point is S. 76 deg. 40' E. 475 feet from a point in the Westerly boundary line of said Tract No. III S. 4 deg. 30' W. 264 feet from the said N.W. corner of Tract III); thence generally S. 76 deg. 40' E. with a line parallel to the center of New Holt Road, 156 feet to a point; thence generally N. 10 deg. E., passing the center of Old Holt Road, 264 feet to a point in center of New Holt Road; thence with

the center of New Holt Road N. 58 deg. 30' W. 50.4 feet, and N. 76 deg. 40' W, 105.6 feet, a total of 156 feet to the point of beginning.

Being the same property conveyed to John H. Byrd, Jr. and wife, Bettie Knight Byrd by Warranty Deed from C. P. Williams, Jr., an unmarried man, recorded on the 23rd day of December, 1958 in Deed Book 2859, Page 467, in the Register's Office of Davidson County, Tennessee.

Also Less and Except

Included in the above description but excluded herefrom is the following described property conveyed to State of Tennessee:

Beginning at the point of intersection of the existing margin of S.R. 11 and the Northwest boundary of the Robert J. Morris, Jr. property, said point of intersection being 35.85 feet left of S.R. 11 proposed centerline station 56+56.33; thence with said boundary South 46 degrees 35 minutes 26 seconds West 21.46 feet to a point, said point being 56.57 feet left of S.R. 11 proposed centerline station 56+52.06; thence with the proposed West margin of said road North 21 degrees 55 minutes 27 seconds West 175.18 feet to a point, said point being 35.21 feet left of S.R. 11 proposed centerline station 58+25; thence with said existing margin Southerly 169 feet, more or less to the point of beginning and containing 1,749 square feet.

Being the same property conveyed to the State of Tennessee by Warranty Deed from William Lloyd Allen & Lunette Pharr, recorded on the 3rd day of October, 1997 in Deed Book 10632, Page 678, Order in Instrument No. 20120829-0077913, in the Register's Office of Davidson County, Tennessee.

Also Less and Except

A parcel of land located in the 4th Civil District of the Metro area of Nashville, County of Davidson, Tn, said tract being more particularly described according to ALTA/NSPS Land Title Survey by Clint T. Elliott Registered Land Surveyor dated 9-21-2016 rev 10-18-2016 Project ID Holt 6419 as follows; Beginning at a new iron rod set on the Southern right-of-way line of Holt Road, having a right-of-way width of 50 feet, said point also being located at the Northeastern most corner of the John H. Parker property as described in Deed Book 4877, Page 873 in the Register's Office of Davidson County, Tennessee, the same point being the Northwestern most corner of the property being herein described; thence, leaving said point, with and along the Southern right-of-way line of Holt Road, South 73 degrees 34 minutes 13 seconds East, 499.78 feet to a new iron rod set at the Northwestern corner of the Richard Jack Byrd property as described in Deed Book 8593, Page 1 in the Register's Office of Davidson County, Tennessee; thence, leaving said point and Southern right-of-way line of Holt Road continuing with and along the Richard Jack Byrd property, South 14 degrees 34 minutes 08 seconds West, 235.95 feet to an iron rod set; thence, leaving said point South 72 degrees 05 minutes 52 East, 156.00 feet to an iron rod set; thence, North 14 degrees 34 minutes 08 seconds East, 239.96 feet to an iron rod set on the Southern right-of-way line of the aforementioned Holt Road, the same point being the Northeastern most corner of the aforementioned Richard Jack Byrd property; thence, leaving said point, with and along the Southern right-of-way line of Holt Road, South 73 degrees 34 minutes 13 seconds East, 82.23 feet to a point; thence, South 78 degrees 04 minutes 03 seconds East, 88.53 feet to a point; thence, continuing with and along said Southern right-of-way line of Holt Road, in a curve to the left having a radius of 700 feet; an arc length of 305.84 feet and being subtended by a chord of North 89 degrees 24 minutes 57 seconds East, 303.41 feet to a point; thence, continuing in a curve to the left having a radius of 736.97 feet, an arc length of 220.73 feet and being subtended by a chord of North 68 degrees 19 minutes 06 seconds East, 219.91 feet to an iron rod found; thence, North 59 degrees 44 minutes 16 seconds East, 44.08 feet to an iron rod set said point being the Northeastern most corner of the property being herein described; thence, leaving the Southern right-of-way line of Holt Road, with and along the Western property line of the Tisano Realty, Inc., property as described in Instrument Number 20160425, Page 40205 in the Register's Office of Davidson County, Tennessee, South 02 degrees 33 minutes 12 seconds West, 232.11 feet to an iron rod; thence, leaving said point and passing thru an iron rod at 42.11 feet, South 40 degrees 50 minutes 11 seconds East, 250.00 feet to a 5/8" iron rod; thence, North 57 degrees 42 minutes 28 seconds East, 141.78 feet to an iron rod located on the Western right-of-way line of Nolensville Pike, having a right-of-way width that varies; thence, leaving said point, with and along the Western right-of-way line of Nolensville Pike, South 28 degrees 37 minutes 14 seconds East, 119.71 feet to a concrete monument; thence, continuing with and along said right-of-way line South 21 degrees 57 minutes 31 seconds East, 172.17 feet to a concrete monument; thence, South 25 degrees 48 minutes 58 seconds East, 5.06 feet to an iron rod found; thence, leaving said point and right-of-way line of Nolensville Pike, with and along the Northern property line of the Tennessee Bank and Trust Property as recorded in Instrument TR 20081201-0116296 as recorded in the Register's Office of Davidson County, Tennessee, passing thru an iron rod at 19.06 feet, South 52 degrees 06 minutes 20 seconds West; 125.97 feet to an iron rod; thence, South 61 degrees 51 minutes 20 seconds West, 578.50 feet to an iron pipe found; thence, South 10 degrees 16 minutes 20 seconds West, 547.74 feet to a new iron rod set on the Southern side of Holt Creek, the same point being the Southeastern most corner of the property being herein described; thence, North 57 degrees 37 minutes 46 seconds West, 320.58 feet to a new iron rod; thence, North 56 degrees 37 minutes 12 seconds West, 469.60 feet to a new iron rod; thence, North 68 degrees 05 minutes 24 seconds West, 539.99 feet to an iron rod set on the Eastern right-of-way line of the aforementioned John H. Parker property; thence, leaving said point North 07 degrees 41 minutes 17 seconds East, 1001.74 feet to the Point of Beginning.

Being the same property conveyed to CMH Parks, Inc., a Tennessee corporation by Special Warranty Deed from Lunette Allen Pharr a/k/a Edna Lunette Pharr and Sara McKee Allen, recorded on the 18th day of November, 2016 in Instrument No. 20161118-0121950, in the Register's Office of Davidson County, Tennessee.

Also Less and Except

All that certain tract or parcel of land situated in the Fourth Civil District of the Metro area of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a set mag nail in the centerline of Bluff Road, said point also being located South West 947 feet +/- from the intersection of Bluff Road and Nolensville Pike; thence with the centerline of Bluff Road the following seven calls; S 18°52'23" W 119.82 feet to a point; thence S15°18'43" W 165.21 feet to a point; thence S 24°22'23" W 180.99 feet to a point; thence with a curve to the left having a radius of 768.67 feet, an arc length of 193.43 feet, and being subtended by a chord bearing S 15°12'25" W 192.92 feet to a point; thence S 05°30'30" W 188.77 feet to a point; thence S 03°58'21" W 72.85 feet to a point; thence with a curve to the left having a radius of 2,112.26 feet, an arc length of 103.28 feet and being subtended by a chord bearing S 01°25'56" W 103.27 feet to a set mag nail; thence leaving the centerline of said Bluff Road N 84°01'44" W 17.47 feet to a found 1/2" iron pin near the base of a fence post and being 7.36 feet South from a 3"X3" concrete monument, said found iron pin being the North East corner of Lot 3 of the Bluff Road Acres as recorded in the Davidson County Register of Deeds office in Plat Book 5200, Page 221; thence with the North line of said Lot 3, N 84°01'44" W 296.24 feet to a found iron pin with cap; thence with the West lines of said Lot 3 and Lot 2 of Bluff Road Acres, S 05°15'13" W 435.52 feet to a found iron pin with yellow cap

stamped "Ragan-Smith & Associates," said iron pin being the North East corner of Lot 1 of the Stonecrest Subdivision as recorded in the Williamson County Register of Deeds office in Plat Book 65 Page 130A; thence continuing with the North line of said Stonecrest Subdivision, passing found iron pins with caps stamped "Ragan-Smith & Associates" at the lot corners for Lot Lines 1-2,2-3,3-4,4-5,5-6, and 6-7, N 52°43'01" W 792.64 feet to a set #5 rebar with cap stamped "A. Schmeing TN #2927" in the rear line of Lot 7, said point being S 52°44'59" W 13.79 feet from a found iron pin with cap monumenting the rear corner of Lot Line 7-8; thence leaving the North line of said Stonecrest Subdivision, N 15°36'14" E 1,467.02 feet to a found iron pin with cap stamped "Ragan-Smith & Associates" in the South line of CMH Parks, Inc. as recorded in the Davidson County Register of Deeds office in Instrument No. 20161118-0121950; thence continuing with said CMH Parks, Inc. S 57°38'19" E 320.60 feet to a found iron pin with cap stamped "Ragan-Smith & Associates"; thence N 10°07'15" E 29.59 feet to a found iron pin with a "T" notch, said pin being a common corner to CMH Parks, Inc. and Craighead Partners LLC as recorded in said Davidson County Register of Deeds office in Instrument No. 20171103-0112843; thence leaving said CMH Parks, Inc. and continuing with said Craighead Partners LLC, S 62°27'58" E 318.37 feet to a found 3/4" iron pin witnessed by a metal fence post; thence S 58°49'10" E 196.00 feet to a found 3/4" iron pin witnessed by a metal fence post; thence S 40°04'10" E 148.14 feet to the Point of Beginning.

Being the same property conveyed to LIG Assets, Incorporated, a Nevada Corporation by Warranty Deed from Lunette Allen Pharr, also known as Edna Lunette Pharr and Sara McKee Allen, recorded on the 12th day of March, 2018 in Instrument No. 20180312-0023286, Scrivener's Affidavit in Instrument No. 20180313-0023544, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Application for Greenbelt Assessment Forest recorded at Instrument No. 20170407-0034140 and Application for Greenbelt Assessment Agricultural recorded at Instrument Nos. 20090116-0004313; 20090116-0004312 and Book 8861, Page 985.

4. Easement for Access & Utilities, recorded in Instrument No. 20161118-0121950.

5. Rights of the public to the use of that part of the land described herein within the bounds of Bluff Road.

6. Easement for the flow of the waters of the creeks, streams or branches across subject property, and the rights of the public therein.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 9466, Page 788, Book 10419, Page 484 and Instrument No. 20050131-0011049.

8. Outconveyances of record in Book 2859, Page 467 and Book 10632, Page 678; Order at Instrument No. 20120829-0077913; Instrument No. 20161118-0121950; Instrument No. 20180312-0023286; Scrivener's Affidavit at Instrument No. 20180313-0023544.

9. Matters as to Affidavit of record at Instrument No. 20160609-0058222.

10. Matters as to Scrivener's Affidavit of record at Instrument No. 20180313-0023544.

11. Matters as to Metro Letter of record in Book 5612, Page 17.

12. Right of Way Agreement of record in Book 2203, Page 561 with Partial Release of Right of Way Agreement of record in Book 7416, Page 160.

13. Matters as to Partition Deed of record in Book 2802, Page 347.

14. Right of Way of record in Book 10632, Page 678.

15. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

This is unimproved property known as 0 Bluff Rd, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 12th day of February, 2019.

Sara McKee Allen

Sara McKee Allen

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, SARA MCKEE ALLEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 12th day of February, 2019.

BARBARA J. MOSER NOTARY PUBLIC TENNESSEE EXPIRES MAY 15, 2021 RUTHERFORD COUNTY

Barbara J. Moser

Notary Public

My Commission Expires: 5/15/2021

Witness my hand on the ____day of February, 2019.

Lunette Allen Pharr

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, LUNETTE ALLEN PHARR, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____day of February, 2019.

Notary Public

My Commission Expires: _____

This is unimproved property known as 0 Bluff Rd, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the ____day of February, 2019.

_____

Sarah McKee Allen

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, SARAH MCKEE ALLEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____day of February, 2019.

_____

Notary Public

My Commission Expires: _____

Witness my hand on the 1 day of February, 2019.

Lunette Allen Pharr

Lunette Allen Pharr

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, LUNETTE ALLEN PHARR, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of February, 2019.

_____

Notary Public

My Commission Expires: May 3, 2021

JASON K. REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 3, 2021

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

