THIS INSTRUMENT PREPARED BY:
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ONCE RECORDED, RETURN TO:
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 227648 DEEDWARR
05/08/2019 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $4,991.30
20190508-0043340

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of May, 2019, by and between **TRIMURTI PARTNERSHIP**, a Tennessee partnership, successor by merger to **TRIMUTRI LLC**, a Tennessee limited liability company (Grantors), party of the first part, and **NBH PARTNERSHIP**, a Tennessee partnership, (Grantee), party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

See Attached **Exhibit A – Legal Description.**

Being a portion of the same property as conveyed to Trimurti LLC, a Tennessee limited liability company, by Warranty Deed recoded on 07/08/08 in Instrument Number 20080708-0070092, among the land records of Davidson County, Tennessee. Trimurti LLC merged with Trimurti Partnership on 08/04/10, and Trimurti Partnership is the surviving entity.

Tax Map: Parcel 163 00 0 179.00

Real Property Address: 510 Collins Park Drive, Antioch, TN 37213

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Subject to real estate taxes and assessments for tax year 2019, and subsequent years, not yet due and payable; rights or claims of parties in possession not shown by the public records; title to that portion of land lying within the bounds of the railroad right of way of CSX Transportation Railroad, as shown on plat of survey by Blue Ridge Surveying, Inc., certified by Brain M. Reifschneider, RLS # 2487, dated 07/24/18; subject to matters shown on recorded Plat Book 4660, Page 16, Page book 4660, Page 31 and Instrument No. 20010214-0014131, including a 20' public utility easement located on the land in the Register's Office of Davidson County, Tennessee; building setback line of 45 feet from the center of the road and 20 feet from rear, as shown on the recorded plat of subdivision; rights of others for ingress and egress purposes in and to the use of easement of record at Book 4036, Page 234 and at Book 4587, Page 916, and at Instrument Number 20140422-0039415 in said Register's Office; Easements of record in Book 4536, Page 540, Book 9972, Page 756, Instrument Number 20080708-0070092, and Instrument Number 20140014-003779 in said Register's Office; lease filed of record at Book 9976, Page 704 in said Register's Office; Declaration of License Agreement recorded in Instrument Number 1991210-0301802 in said Register's Office; any roads, ways or easements or claims of easements not shown by the Public Record; any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and

complete land survey of the Land, any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Record.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

TRIMURTI PARTNERSHIP

BY: _____
NANU PATEL
ITS: MANAGING PARTNER

STATE OF TENNESSEE)
COUNTY OF Putnam)

On May 6th, 2019 personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, NANU PATEL, Managing Partner of Trimurti Partnership, a Tennessee partnership, the within named bargainor(s), 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 on behalf of Trimutri Partnership by attaching his signature as Managing Partner of Trimurti Partnership, after being authorized to do so, for the purposes therein contained.

Witness my hand and seal, at office, the day and date above written.

KATHY J. NULL NOTARY PUBLIC TENNESSEE COUNTY OF PUTNAM

My Commission Expires: 5/11/2020 _____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,349,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 8th day of May, 2019.

SANDRA MEEKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2020

My commission expires: _____

_____
Notary Public

Property Address: 510 Collins Park Drive, Antioch, TN 37213

Mail Tax Notices to: NBH Partnership 970 South Jefferson Ave, Cookeville, TN 38501

Name and Address of Property Owner: NBH Partnership

Exhibit A – LEGAL DESCRIPTION

BEING located in the 32nd Councilmanic District of Davidson County, Tennessee, being located north of Collins Park Drive and being Lot 2B of 3rd Resubdivision of Lot 2 of Section 1 Collins Park, being more particularly described as follows:

BEGINNING at a new iron pin monument in the northerly right-of-way of Collins Park Drive, said monument also being the southwesterly corner common to Lot 2 of 2nd Resubdivision of Lot 2, Section 1, Collins Park as recorded in Instrument #20010214-0014131 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 2 of 2nd Resubdivision of Lot 2, Section 1, Collins Park and continuing along the northerly right-of-way of Collins Park Drive, N 53°41'04" W a distance of 294.70' to a new iron pin monument;

Thence leaving said northerly right-of-way of Collins Park Drive and continuing along with a new severance line, N 32°34'01" E a distance of 279.58' to a new iron pin monument, said monument being the southerly right-of-way of CSX Transportation Railroad;

Thence continuing along with the southerly right-of-way of CSX Transportation Railroad the following two calls: S 57°25'57" E a distance of 77.91' to a point;

Thence with a curve turning to the left with an arc length of 221.93', with a radius of 5387.94', with a chord bearing of S 58°36'45" E, with a chord length of 221.91', to a new iron pin monument, said monument being the northwesterly corner common to Lot 2 of 2nd Resubdivision of Lot 2, Section 1, Collins Park;

Thence leaving said southerly right-of-way of CSX Transportation Railroad and continuing along with Lot 2 of 2nd Resubdivision of Lot 2, Section 1, Collins Park, S 33°38'38" W a distance of 303.47' to a new iron pin monument in the northerly right-of-way of Collins Park Drive, which is the point of beginning, having an area of 86,226 square feet, 1.98 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated July 24, 2018.

Being the same property as conveyed to Trimurti LLC, a Tennessee limited liability company, by Warranty Deed recorded on 07/08/08 in Instrument No. 20080708-0070092, among the land records of Davidson County, TN. Trimurti LLC merged with Trimurti Partnership on 08/04/10, and Trimurti Partnership is the surviving entity.

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Cortney Kaminski, a notary public for this County and State, Sandra Meeker, 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: _____
Notary' Seal (if on paper)

