This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Info:

SEND TAX BILL TO:
NEW OWNER:
ATS Nashville Investments, LLC
12955 Ford Drive
Fishers, IN 46038

MORTGAGEE:
Stock Yards Bank and Trust Company,
a Kentucky Corporation
201 N. Illinois St., Ste 400
Indianapolis, IN 46204

Karen Johnson Davidson County
Batch# 236616 DEEDWARR
05/30/2019 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $2,720.28
20190530-0051309

MAP & PARCELS: 13315009100 / 13315014700 /
13315009700 / 13315009500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Advanced Turf Solutions, Inc.**, an Indiana Corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **ATS Nashville Investments, LLC**, an Indiana Limited Liability Company, hereinafter called the GRANTEE, its representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Attached Exhibit A

This is unimproved property known as, 4023 Travis Drive , Nashville, Tennessee 37211. Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Instrument No. 20190205-0010793, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20190205-0010793, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to a "Declaration of Restrictions and Covenants for Stormwater Facilities and Systems " executed by Advanced Turf Solutions, Inc., as " Declarant", to Metro of record in Instrument No. 20180920-0093426, Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this the 14th day of May, 2019.

Advanced Turf Solutions, Inc.

By: _____
Victor E. Garcia, CEO

STATE OF IN)

COUNTY OF Johnson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Victor E. Garcia with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be CEO of Advanced Turf Solutions, Inc., the within named bargainor(s), a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 14th day of May, 2019 .

_____
NOTARY PUBLIC
My Commission Expires: Feb. 12, 2026
Commission Number - 710383

STATE OF IN)

COUNTY OF Johnson)

The actual value or consideration, whichever is greater, for this transfer is $735,210.15

AFFIANT

Subscribed and sworn to before me on this 14th day of May, 2019.

NOTARY PUBLIC
My Commission Expires: Feb. 12, 2026

Commission Number - 710383

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am the 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.

Rebecca Waynick

State of Tennessee;County of Davidson

On this 28 day of May , 2019, personally appeared before me, Caitlin Marie Smith, a notary public for this county and state Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

CAITLIN MARIE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Exhibit "A"

Property previously described as :

336 Welch Road, Nashville, TN
Map /Parcel 13315009100
Land located in Davidson County, Tennessee, being Lot Number 6 on the Plan of Travis Park, as of record in Book 3700, pages 61 and 62, as corrected in Book 4047, page 193, and as further amended in Book 4403, page 343, Register's Office for said County,
Said Lot Number 6 is described as follows: Beginning on the northerly margin of Welch Road at the corner of Lots Numbers 6 and 7; thence with the line between said two lots northerly 125.2 feet; thence westerly 60.4 feet to the easterly margin of an alley; thence with said alley southerly 88.51 feet to the beginning of a curve; thence around said curve having a radius of 20 feet southeasterly 31.42 feet to the northerly margin of Welch Road; thence with the same easterly 37 feet to the beginning.
AND
4025 Travis Drive, Nashville, TN
Map/Parcel 13315009500
Land located in Davidson County, Tennessee, being Lot Number 8 on the Plan of Travis Park, as of record in Book 3700, pages 61 and 62, as corrected in Book 4047, page 193, and as further amended in Book 4403, page 343, Register's Office for said County.
Said Lot Number 8 is described as follows: Said Lot Number 8 fronts 100 feet on the westerly side of Travis Drive and extends back 198.75 feet on the northerly line and 197 feet on the southerly line to a dead line, measuring 72 feet thereon.
AND
7 Travis Drive
Map/Parcel 13315014700
Land located in Davidson County, Tennessee, being Lot Number 10 on the Plan of Travis Park, as of record in Book 3700, pages 61 and 62, as corrected in Book 4047, page 193, and as further amended in Book 4403, page 343, Register's Office for said County.
Said Lot Number 10 fronts 110 feet on the westerly side of Travis Drive and extends back 198.95 feet on the southerly line and 201.7 feet on the northerly line to an alley, measuring 58.05 feet thereon.
AND
4021 Travis Drive, Nashville, TN
Map/Parcel 13315009700
Land in the Sixth Civil District of Davidson County, Tennessee, being Lot Number 12 on the Plan of Travis Park, as of record in Book 3700, pages 61 and 62, as corrected in Book 4047, page 193, and as further amended in Book 4403, page 343, Register's Office for said County, more fully described thus:
Beginning at a concrete monument in the southerly margin of Travis Drive, said monument being 345.0 feet from the northerly end of the westerly return at the intersection of Travis Drive and Welch Road; thence with the line between Lots 10 and 12 southwesterly a distance of 201.7 feet to a concrete monument in the northerly margin of a 25 foot alley; thence with said northerly margin North 33 deg. 07 min West a distance of 59.35 feet to a concrete monument; thence northeasterly with the line between Lots 12 and 14 a distance of 192.6 feet to a concrete monument in the southerly margin of Travis Drive; thence southeasterly along a 478.08 foot radius curve to the right a distance of 100 feet to the beginning.

Having been surveyed and a new Plat was recorded to consolidate, now being described as follows:

Land in the Twenty Sixth Councilmanic District of Davidson County, Tennessee, being Lot Number 6R, on the Final Plat - Consolidation Advanced Turf Solutions, Inc., Lots 6, 8, 10, and 12, of Travis Park, according to a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland St., Nashville, TN. RLS No. 1571, Job No. 17-202, as revised on January 9, 2019, of record in Instrument No. 20190205-0010793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Advanced Turf Solutions, Inc. By Deed from Paul Jones on January 10, 2018 of record in Instrument No. 20180111-0003939 Register's Office for Davidson County, Tennessee.