Karen Johnson Davidson County
Batch# 264153 DEEDWARR
07/30/2019 12:35:30 PM 5 pgs
Fees: $28.00 Taxes: $3,940.50
20190730-0074976

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

GENERAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
1616 Bell Road LLC 1033 Demonbreun Street Suite 300 Nashville, TN 37203	1616 Bell Road LLC 1033 Demonbreun Street Suite 300 Nashville, TN 37203	Part of 16200010500

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Corolla Management Corporation**, a Virginia corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **1616 Bell Road LLC**, a Tennessee limited liability company, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit A.

This is unimproved property located at 1616 Bell Road, Nashville, Davidson County, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

1. Taxes for the year 2019, a lien but not yet due and payable, and subsequent years.

2. All matters shown on plat of record in Instrument No. 20080415-0037959, in the Register's Office of Davidson County, Tennessee, as amended by plat of record in Instrument No. 20190621-0060113, in the Register's Office of Davidson County, Tennessee.

3. Sewer Easements from William Dyer and wife, Mrs. Wm. Dyer, to First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), of record in Book 4545, Page 197 and Book 4545, Page 210, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between Corolla Management Corp. and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20080225-0017918, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Corolla Management Corporation in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 201905210048109, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Easements, Covenants and Agreements by Corolla Management Corporation as Grantor of record in Instrument No. 201907300074975_____, in the Register's Office of Davidson County, Tennessee.

7. Grant of Easement Transmission from Corolla Management Corporation to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20150713-0067729, in the Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Water Quality and/or Storm Drainage from Corolla Management Corporation to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20080225-0017951, in the Register's Office of Davidson County, Tennessee.

9. Easements granted Piedmont Natural Gas Company, Inc. by Order of Possession of record in Instrument No. 20130503-0045026, and Consent Judgment and Final Decree in Instrument No. 20150810-0079946, in the Register's Office of Davidson, Tennessee.

10. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Kevin David Crowe, Registration No. 1979, Crowe- Wheeler Associates dated October 16, 2018, designated File No. 18-211ALTA.DWG: portion of the Land lies within a special flood hazard area.

GRANTOR further covenants and binds itself, its heirs, successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 this 23rd day of July, 2019.

Corolla Management Corporation

By: _____
Frank E. Longaker, President

STATE OF VIRGINIA)
COUNTY OF ROANOKE)

Before me, the undersigned, a Notary Public and for said County and State, personally appeared Frank E. Longaker, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Corolla Management Corporation, a Virginia corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation in his capacity as such President.

Witness my hand and seal at SALEM, VIRGINIA this 23rd day of July, 2019.

_____
NOTARY PUBLIC

My Commission Expires: SEP 30, 2022

JENNY LYN ADKINS
Notary Public
Commonwealth of Virginia
Registration No. 7033348
My Commission Expires Sep 30, 2022

STATE OF VIRGINIA)
COUNTY OF ROANOKE)

The actual consideration or value whichever is greater for this transfer is $1,065,000.00.

_____
Affiant

Sworn to and subscribed before me this 23rd day of July, 2019.

_____
Notary Public

My Commission Expires: SEP. 30, 2022

JENNY LYN ADKINS
Notary Public
Commonwealth of Virginia
Registration No. 7033348
My Commission Expires Sep 30, 2022

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Final Plat Re-subdivision of Lot No. 1, National College Subdivision, of record as Instrument No. 20190621-0060113, Register's Office for Davidson County, Tennessee, reference to which is made for a more detailed description of said lot.

Being a portion of the same property conveyed to Corolla Management Corporation, a Virginia corporation, by Deed from William D. Dyer, a/k/a Bill Dyer, of record as Instrument No. 20071220-0146319, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 1616 Bell Road, Nashville, Davidson County, Tennessee.

True Copy Certification

I, Jay H. 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

