WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $688,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020
(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 268544 DEEDWARR
08/08/2019 08:53:15 AM 2 pgs
Fees: $13.00 Taxes: $2,545.60

20190808-0078849

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-475

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard McAdams	Richard McAdams	182 00 0 013.04 and 182 00 0 015.00
(NAME) 7216 Haley Industrial Drive	(NAME) 7216 Haley Industrial Drive	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Eighty-Eight Thousand And No/100 Dollars ($688,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RANDALL B. SMITH AND COREY W. CRAIG, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD MCADAMS, 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:

The following described real estate situated and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A tract of land located in Metropolitan Nashville, Davidson County, TN (32nd Council District). All of Parcel 13.04 and 15 shown on Tax Map 182, the Janice Rose, Jones, as recorded in Deed Book 5030, page 378 in the Register's Office for Davidson County, (R.O.D.C.), Tennessee. Bounded on the north by Old Hickory Hills Subdivision, Section I, recorded in Instrument No. 20011023-0115382 R.O.D.C. and the remaining property of Old Hickory Hills, LLC., recorded in Instrument No. 20000200-3011193, on the East by William and Patricia Griffith as recorded in Deed Book 7527, page 5, R.O.D.C. and Deed Book 7591, page 523, R.O.D.C. on the South by James and Sharon Matheny (Inst. No. 20030909-0131346), James and Kelly Porch (Inst. No. 20021021-0129188), Brandon Hamilton and Natalie Ottosen (Inst. No. 20010404-0032610), Will and Rosa Lansdown (Deed Book 7331, page 921), James and Joy Arnold (Deed Book 7407, page 758), Alexandru and Anisoara Barbu (Inst. No. 20000626-0063433), James W. Arnold (Deed Book 9513, page 1), Carl and Frances Hines (Deed Book 3853, page 500) and on the West by Carl and Frances Hines and the East margin of Old Hickory Boulevard and being more particularly described as follows:

Beginning at an iron pin set on the East margin of Old Hickory Boulevard, said point lying on the Southerly line of Old Hickory Hills Subdivision, Section I and the Northwest corner of the property herein described said point has a Tennessee State Plane Coordinate, Zone 4100, as determined using GPS of, Northing - 609, 539.5 Easting 1,774,628.1; Thence with the South line of Old Hickory Hills Subdivision, Section I, South 82° 59' 28" East a distance of 820.99' to an iron pin found with "Volunteer Surveying" cap; Thence continuing and with Old Hickory Hills, LLC., North 09° 19' 46" East a distance of 363.96' to an iron pin found with "Volunteer Surveying" cap; Thence with Old Hickory, LLC., North 21° 52' 49" East a distance of 15.34' to an iron pin found with "Volunteer Surveying" cap; Thence continuing North 59° 47' 59" East, a distance of 26.36' to an iron pin found with "Volunteer Surveying" cap; Thence continuing, South 84° 48' 53" East, a distance of 1020.21' to an iron pin found with "SEC" cap; Thence continuing South 81° 39' 50" East, a distance of 405.93' to an iron pin set with cap, the Northeast corner of the property herein described; Thence with the West line of William and Patricia Griffith, South 12° 26' 53" West, a distance of 159.23' to the center of a wood fence post; Thence continuing, South 12° 51' 43" West, a distance of 215.34' to an iron pin found; Thence continuing, South 12° 58' 26" West, a distance of 264.07' to an iron pin found; Thence continuing, South 11° 34' 09" West, a distance of 314.77' to a 30" Walnut tree; Thence with James and Sharon Matheny, North 81° 33' 54" West, a distance of

207.61' to the center of a wood fence post; Thence with James and Kelly Porch, North 82° 47' 19" West, a distance of 208.25' to the center of a wood fence post; Thence with Hamilton and Natalie Ottosen, North 84° 04' 33" West, a distance of 207.72' to an iron pin found, 5/8" rebar with no cap; Thence with Will and Rosa Lansdown, North 81° 44' 51" West, a distance of 200.75' to an iron pin set in an existing fence line; Thence with James and Joy Arnold, North 85° 06' 44" West, a distance of 199.28' to the center of a wood fence post; Thence with Alexandru and Anisoara Barbu, North 82° 41' 09" West, a distance of 199.62' to the center of a wood fence post; Thence with James W. Arnold, North 82° 20' 35" West, a distance of 201.25' to a ½" iron pin found with no cap; Thence with Carl and Frances Hines, North 11° 38' 43" East, a distance of 299.09' to a ½" iron pin found with no cap; Thence with the same, North 82° 59' 28" West, a distance of 674.60' to an iron pin set with cap; Thence with the East margin of Old Hickory Boulevard, North 10° 31' 52" West, a distance of 112.04' to an iron pin set with cap; Thence with a curve turning to the left with an arc length of 155.16', with a radius of 243.24', with a chord bearing of North 28° 21' 05" West, with a chord length of 152.54' to the point of beginning, having an area of 1,515,850 square feet, 34.80 acres, according to a boundary survey performed by Martin Engineering & Surveying, LLC., Allen B. O'Leary, Tennessee Registered Land Surveyor No. 1987.

Being the same property conveyed to Randall B. Smith and Corey W. Craig, by Quitclaim Deed, from Lloyd H. Craig, dated November 17, 2014, recorded January 15, 2015, of record in Instrument No. 20150115-0004203, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Randall B. Smith, Corey W. Craig and Lloyd H. Craig, by Warranty Deed, from Cornerstone Land Company, a Tennessee general partnership, dated October 13, 2005 recorded October 18, 2005, of record in Instrument No. 20051018-0125518, Register's Office for Davidson County, Tennessee.

unimproved ✠
This is improved property, known as 34.80 Acres Old Hickory Blvd, Nashville, TN
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 6 day of August, 2019.

Randall B. Smith

Corey W. Craig

STATE OF TENNESSEE
COUNTY OF Williamson

On this 6 day of August, 2019, before me personally appeared Randall B. Smith and Corey W. Craig to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 6 day of August, 2019.

Commission Expires: My Commission Expires October 21, 2020

ELENA A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public