Karen Johnson Davidson County
Batch# 280727 DEEDWARRSP
09/05/2019 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20190905-0089480

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
File 32146-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Charles Michael Johnson c/o Palm Technology, Inc. 1717 JP Hennessy Dr. LaVergne, TN 37086	New Owner	17500018900 and 17500019200

SPECIAL 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 consideration, the receipt of which is hereby acknowledged, the undersigned, **Genesis 1518, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Charles Michael Johnson** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being all of Lot Nos. 1 and 2 on the Final Plat of Hurricane Creek Industrial Park, Section Six, as shown by Plat appearing of record in Plat Book 8250, Page 685, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof (herein, the "Real Estate").
>
> BEING all of the same property conveyed to Genesis 1518, LLC, a Tennessee limited liability company by deed dated August 31, 2015 from Terry Hill, of record in Instrument No. 20150902-0089253, Register's Office for Davidson County, Tennessee.
>
> THIS is improved commercial property known as 4233 Hurricane Creek Blvd, Antioch, TN 37013.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 4th day of September, 2019.

Genesis 1518, LLC, a Tennessee limited liability company

By: _____
Name: Joseph A. Medlin
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph A. Medlin, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Genesis 1518, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

WITNESS my hand, at office, this 4th day of September, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

_____
Affiant

Subscribed and sworn to before me this
4th day of September, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 17500018900 and 17500019200. Estimated 2019 taxes have been prorated between the parties at closing and assumed by the Grantee.

2. All Matters as shown on the Plan of record in Plat Book 8250, Page 685, Register's Office for Davidson County, Tennessee.

3. Clearance Permit to Southern Bell Telephone and Telegraph Company, of record in Book 1083, page 277, said Register's Office.

4. Easement to First Suburban Water Utility District of Davidson County, TN, of record in Book 4453, page 159, said Register's Office.

5. Subject to the flow of any streams across the subject property.

6. All Matters as shown on the ALTA As-Built Survey of 4233 Hurricane Creek Blvd by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., Tennessee R.L.S. # 1728, dated August 22, 2019 as File 19012.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.