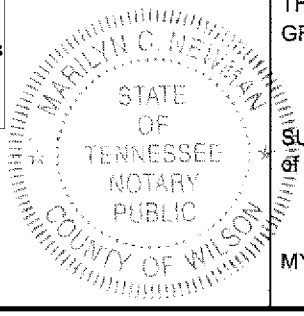
WARRANTY DEED

Karen Johnson Davidson County
Batch# 297752 DEEDWARR
10/08/2019 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20191008-0103173



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Latitude Investments, LLC	Latitude Investments, LLC	044-00-0-053.00
(NAME)	(NAME)	
2608 Murfreesboro Rd Ste200	2608 Murfreesboro Rd Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Old Hickory Credit Union, a TN Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Latitude Investments, LLC**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the FINAL PLAT OF OLD HICKORY CREDIT UNION, of record in Instrument 20081118-0113697, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Old Hickory Credit Union, a Tennessee corporation formerly known as Old Hickory Employees Credit Union by Warranty Deed dated 11/20/2008 from Fiberweb, Inc., a South Carolina corporation formerly known as Reemay, Inc. of record in Instrument 200811200114470, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200811180113697, Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 7071, Page 310, Register's Office for Davidson County, Tennessee. Easements reserved in instrument of record in Book 8128, Page 368, subject to Easement Agreement of record in Book 7071, Page 310, Register's Office for Davidson County, Tennessee. First Amendment to Easement Agreement, Consent and Joinder of record in Instrument 200811050110224, Register's Office for Davidson County, Tennessee. Second Amendment to Easement Agreement of record in Instrument 201006070044005, Register's Office for Davidson County, Tennessee. Right of Way Agreement of record in Book 8276, Page 26, Register's Office for Davidson County, Tennessee. Water Line Easements of record in Instrument 200001110004043, Register's Office for Davidson County, Tennessee. Easements with Restrictions and Covenants Agreement of record in Instrument 200811200114471, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1000 Industrial Drive, Old Hickory, TN 37138

(House Number) (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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my hand this 4th day of October, 2019.

OLD HICKORY CREDIT UNION

Bonnette A. Dawson

Bonnette A. Dawson
President & CEO

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bonnette A. Dawson with whom I am personally acquainted and who upon her oath acknowledged herself to be the President and CEO of Old Hickory Credit Union the within named bargainer, a corporation, and that, Bonnette A. Dawson as such President and CEO, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Bonnette A. Dawson as such President and CEO.

Witness my hand and Official seal this 4th day of October, 2019.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. HERMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY