Name and Address of New Owner:
Pyles Concrete
P.O. Box 639
Columbia, KY 42728

Karen Johnson Davidson County
Batch# 313874 DEEDWARRSP
11/08/2019 04:14:30 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20191108-0115926

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09400020700

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert D. Poole**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pyles Concrete Inc., a Tennessee Corporation,** "the Grantee," its successors and assigns, the following described real estate in Davidson County, Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Subdivision Plat Burke, Inc., recorded in Instrument #20160317-0025499, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed by Special Warranty Deed from Burke, Inc., a Tennessee corporation to Robert D. Poole, as recorded on the 6th day of April, 2016 in Instrument No. 20160406-0032949 and part of Quitclaim Deed from Verna H. Burke and Charles M. Burke, Co-Trustees of the Verna Head Burke Trust under the Will of Jim C. Burke, deceased to Burke, Inc., a Tennessee corporation, as recorded on the 5th day of July, 2006 in Instrument No. 20060705-0080408, in the Register's Office of Davidson County, Tennessee.

The foregoing property is conveyed subject to the following exceptions:

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. TVA Transmission Line Easement across premises referenced in deed of trust in Book 2807, page 202, Register's Office, Davidson County, Tennessee.

3. Declaration of Easements by and between Verna H. Burke and Charles M. Burke, Co-Trustees of the Verna Head Burke Trust and Burke, Inc., recorded in Instrument No. 20030717-0100607, Register's Office, Davidson County, Tennessee.

4. Agreement for Dedication of Sanitary Sewer & Storm Drainage Easement of record in Book 5172, page 733, Register's Office, Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060912-0112988, Register's Office, Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20060912-0112996, Register's Office, Davidson County, Tennessee.

7. Agreement for Dedication of Easement, Water Mains &, Appurtenances of record in Book 10017, page 945, Register's Office, Davidson County, Tennessee.

8. Easement to Tennessee Electric Power Company, of record in Book 787, page 35 and in Book 722, page 69, Register's Office, Davidson County, Tennessee.

9. Tennessee Electric Power Company deed to Nashville Railway & Light Company of record in Book 736, page 427, Register's Office, Davidson County, Tennessee.

10. Grant of Transmission Line Easement to USA of record in Book 1174, page 185, and Book 1684, page 535, Register's Office, Davidson County, Tennessee.

11. All matters shown on Boundary & Lease Survey Jim C. Burke, prepared by Wright & Associates dated 12/7/1989, revised 5/7/1990.

12. All matters shown on Subdivision Plat Burke, Inc., recorded in Instrument No. 20160317-0025499, Register's Office, Davidson County, Tennessee.

13. Grant of Access Easement and Boundary Line Agreement of record in Instrument No. 20160406-0032948, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that the Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

201911080115926

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2019.

Robert D. Poole (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2019, before me personally appeared Robert D. Poole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2019.

WILLIAM D. CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $620,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of July, 2019.

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Notary Public
My commission expires: 11/5/2019
File No. 19-454

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212