WARRANTY DEED

Karen Johnson Davidson County
Batch# 358255 DEEDWARR
02/14/2020 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $11,470.00
20200214-0016931

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

RICHARD W. SEBASTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 03, 2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Higgins/Shipp Real Estate Investments LLC, a Tennessee limited liability company	New Owner	118-16-0-037.00
(NAME)	(NAME)	
2000 Blair Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-5008		
(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, **Langley Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Higgins/Shipp Real Estate Investments LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in the Sixth Civil District of Davidson County, Tennessee, being Lot Nos. 50 and 51, on the plan of SIDCO, SECTION THREE, of record in Plat Book 2663, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being more particularly described as follows:

Beginning at a point on the Westerly Margin of Foster Creighton Drive, same point being the northeastern corner of Lot 51 of "SIDCO-SECTION THREE", as of record in Plat Book 2663, Page 41, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

(1) thence along said Margin of Foster Creighton, S02°40'00"W, 200.00 feet to a point;
(2) thence leaving said Foster Creighton Drive, N87°35'42"W, 210.00 feet to a point;
(3) thence N02°40'00"E 200.00 feet to a point;
(4) thence S87°35'42"E, 210.00 feet to the point of beginning, containing 42,000 square feet or 0.96 acres.

Being the same property conveyed to Langley Properties, LLC, a Tennessee limited liability company by Warranty Deed dated 02/14/2007 from Steve Elmore of record in Instrument 200702140019050, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

All matters as set forth per plat of record in Plat Book 2663, Page 41, Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 2244, Page 611, Register's Office for Davidson County, Tennessee.

Railroad Easements of record in Book 2499, Page 86, Register's Office for Davidson County, Tennessee.

Easements of record in Book 2707, Page 619, Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 3434, Page 174, said Register's Office.

Rights of parties to existing unrecorded lease between Langley Properties, LLC and Hearth & Home Technologies, LLC.

All matters as shown on the survey dated June 23, 2006 by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., R.L.S. #1728, dated January 20, 2020.

County of Davidson taxes for the year 2020 and subsequent years, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 2945 Foster Creighton Drive, Nashville, TN 37204
(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), their heirs and/or 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), their heirs and/or 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 13th day of February, 2020.

LANGLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Donald R. Barrett Jr.
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Donald R. Barrett Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Langley Properties, LLC, a Tennessee Limited Liability Company and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 13th day of February, 2020.

_____
Notary Public _____
My Commission Expires: 7-17-2021

George Ziadeh
State of Tennessee Notary Public
Williamson County

File No.: 01288-46082
SMG TN Warranty Deed

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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