31709-5

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 382455 DEEDWARR
04/07/2020 01:59:01 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20200407-0036703

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$900,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of April, 2020.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ole South/Craighead Joint Venture	**Pinnacle Bank**	**164-00-0-112.00**
3631 Pinhook Road	**150 Third Avenue South, Suite 1000**	
Antioch, TN 37013	**Nashville, TE 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy B. Rogers and Stephanie J. Rogers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ole South/Craighead Joint Venture, a Tennessee joint venture

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:

BEING a tract of land as shown on Property Map 164, Davidson County Assessor's Office and Lying in the 32nd Councilmanic District of Davidson County, Nashville, Tennessee. bounded in general by Pinhook Road and James Ray Kirk on the North; Hobson Pike on the East; The United States of America, Tennessee Valley Authority on the South: Charlton Realty Company on the West, more particularly described as follows:

BEGINNING at an Iron pin set on the South right of way of Pinhook Road and the West right of way of Hobson Pike, located South 69° 40' 17" West 85.38 feet from the center line intersection of Pinhook Road and Hobson Pike; thence, with the West right of way of Hobson Pike South 33° 42' 36" East 50.00 feet to an iron pin set (40 feet from the center); thence South 09° 22' 59" West 568.55 feet to an iron pin set; thence with a curve to the right having the following characteristics: Delta = 37° 44' 31"; Radius = 1105.91 feet; Arc = 728.49 feet; Tangent = 378.01 feet; Chord = South 28° 15' 16: West 715.39 feet to an iron pin set; thence South 57° 09' 20" West 90.70 feet to an existing brass cap in a rock, being In the East line of the United States of America. Tennessee Valley Authority Property (Ref: Deed Book 11031, Page 184 Register's Office for Davidson County, Tennessee and Drawing #LW-7675); thence leaving Hobson Pike and with the East and North lines of said T.V.A Property North 07° 42' 45" East 268.39 feet to an existing iron pipe; thence North 48° 30' 00" West 658.82 feet to an iron pin set, the Southeast comer of Charlton Realty Company (Ref. Instrument #20051219-0151830, said Register's Office); thence leaving T.V.A. and with Charlton Realty Property North 05° 43' 45" East 786.97 feet to an iron pin set on the South right of way of Pinhook Road; thence, leaving Charlton Realty Company and with the South right of way of Pinhook Road South 81° 33' 13" East 727.00 feet to an iron pin set in the West edge of a farm road, the Northwest corner of James Ray Kirk (Ref. Will and Codicil of James Estes, Sr.); thence, leaving Pinhook Road and with the West, South and East lines of James Ray Kirk South 05° 43' 09" West 209.00 feet to an iron pin set in a farm road; thence, South 81° 33' 13" East 209.00 feet to an iron pin sat; thence North 05° 43' 09" East 209.00 feet to an iron pin set on the South right of way of Pinhook Road; thence, leaving Kirk and with the South margin of Pinhook Road South 81° 33' 13" East 7.03 feet to an existing concrete monument; thence, South 06° 58' 38" West East 14.35 feet to an existing concrete monument; thence, South 81° 33' 13" East 125.00 feet to the point of beginning, containing 24.57 acres, more or less, according to a survey by Randolph L. Chapdelaine, RLS# 1444, 7376 Walker Road, Fairview, TN 37062 and dated November 1, 2007.

BEING the same property conveyed to Timothy B. Rogers and wife, Stephanie J. Rogers, by Deed dated September 23, 2014 from James H. Estes, Jr. and Susan Estes McGee, of record in Instrument No. 20141006-0092430, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **Conveyance to the United States of America, Tennessee Valley Authority of record in Book 11031, page 184, Register's Office for Davidson County, Tennessee.**

2. **Grant of Transmission Line Easement of record in book 2342, page 132, said Register's Office.**

3. **Application for Greenbelt Assessment of record in Book 8853, page 283 and Instrument No. 20180302-0019915, said Register's Office.**

4. **Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.**

This is improved property, known as **3631 Pin Hook Road, Antioch, TN 37013**

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 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.

Witness my/our hand(s) this **6th** day of **April, 2020.**

Timothy B. Rogers

Timothy B. Rogers

Stephanie J. Rogers

Stephanie J. Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Timothy B. Rogers and Stephanie J. Rogers,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **April, 2020.**

Notary Public

My Commission Expires: 4/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON