Karen Johnson Davidson County
Batch# 382470 DEEDWARR
04/07/2020 02:29:30 PM 5 pgs
Fees: $28.00 Taxes: $8,972.50
20200407-0036726

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 2-16-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 8-16-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SI Investments, LLC	OWNER	175-00-0-090.00
(NAME)	(NAME)	
2001 Ivy Crest Drive		175-00-0-091.00
(ADDRESS)	(ADDRESS)	
Brenwtood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Donald W Piercey, James H Piercey, Debra L Clark, Sara J Wilkins, Joseph A Piercey, Daniel J Piercey, Laura Lee Vokovich, and Karen Jeanine Head,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SI Investments, LLC,** 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:

Tract No. 1

Being a tract of land lying in Nashville, Davidson County, Tennessee, according to a survey by Cherry Land Surveying, Inc. dated May 7, 2017 as follows:

Beginning at an existing iron rod in the southerly right-of-way line of Murfreesboro Pike, width varies, at a corner common with PM Rentals, as of record in Instrument No. 20100602-0042249, at the Register's Office for Davidson County, Tennessee; thence with the southerly right-of-way line of Murfreesboro Pike, South 42 deg. 19 min. 52 sec. East, 250.15 feet to an iron rod set; thence North 47 deg. 40 min. 08 sec. East, 10.00 feet to an iron rod set; thence South 42 deg. 19 min. 52 sec. East, 233.60 feet to an iron rod set; thence leaving the southerly right-of-way line of Murfreesboro Pike, with a line though the property of Sara D. Piercey, Trustee, as of record in Instrument No. 20040819-0100128, at the Register's Office for Davidson County, Tennessee, South 40 deg. 15 min. 05 sec. West, 496.75 feet to an iron rod set; thence with the westerly property line of Sara D. Piercey, Trustee, South 10 deg. 47 min. 49 sec. West, 309.95 feet to an iron rod set, at a corner common with Mt. View Baptist Church, Inc. as of record in Deed Book 5291, Page 569, at the Register's Office for Davidson County, Tennessee; thence with the northerly property line of Mt. View Baptist Church, Inc., North 31 deg. 51 min. 06 sec. West, 32.97 feet to an iron rod set; thence North 16 deg. 18 min. 45 sec. West 62.83 feet to a point; thence North 03 deg. 45 min. 29 sec. West, 117.67 feet to a point; thence North 06 deg. 54 min. 40 sec. West, 100.39 feet to a point; thence North 26 deg. 21 min. 30 sec. West, 21.06 feet to a point; thence North 82 deg. 12 min. 16 sec. West, 80.09 feet to an iron rod set; thence North 10 deg. 12 min. 28 sec. East, 127.45 feet to an existing iron rod, at a corner common with PM Rentals; thence with the easterly property line of PM Rentals, North 16 deg. 12 min. 28 sec. East, 597.65 feet to the point of beginning containing 217,800 square feet or 5.00 acres more or less.

Tract No. 2

Being a tract of land lying in Nashville, Davidson County, Tennessee, according to a survey by Cherry Land Surveying, Inc. dated May 7, 2017, as follows:

Beginning at an existing iron rod in the southerly right-of-way of Murfreesboro Pike, width varies, at a corner common with Joyce W. Pollok, et ux, as of record in Deed Book 4933, Page 82, at the Register's Office for Davidson County, Tennessee; thence leaving the southerly right-of-way line of Murfreesboro Pike, with the westerly property line of Joyce W. Pollock, et ux, South 19 degrees 57 min 07 sec West 99.52 feet to an iron rod set; thence South 11 degrees 32 min 31 sec West, 460.07 feet to an existing iron pipe; thence with the northerly property line of Joyce W. Pollock, etux, North 92 degrees 12 min 08 sec West 452.21 feet to an existing iron rod; at a corner common with the property of Colonial Pipeline Company, as of record in Instrument Number 20020809-0096408, at the Register's Office for Davidson County, Tennessee and set at a corner common with the property of Mt. View Baptist Church, Inc. as of record in Deed Book 5291, Page 569, at the Register's Office for Davidson County, Tennessee; thence with the easterly property line of Mt. View Baptist Church, Inc. North 10 degrees 42 min 11 sec East, 11.34 feet to an iron rod set, at a corner common with the property of Herbert Piercey, et ux, as of record in Deed Book 7675, Page 714, at the Register's Office for Davidson County, Tennessee; thence with the easterly property line of Herbert Piercey, et ux, North 10 degrees 47 min 49 sec East, 309.95 feet to an iron rod set; thence North 40 degrees 15 min 05 sec East, 496.75 feet to an iron rod set in the southerly right-of-way of Murfreesboro Pike; thence with the southerly right-of-way line of Murfreesboro Pike, South 42 degrees 19 min 52 sec East 286.46 feet to the point of beginning. Containing 269,065 square feet or 6.177 acres more or less.

Being the same property conveyed to Donald W. Piercey and Sara J. Wilkins by deed of record in Instrument 20190314-0023584, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James H. Piercey by Donald W. Piercey as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20190618-0058686, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Debra L. Clark by Donald W. Piercey as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20190618-0058683, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Joseph A. Piercey by Donald W. Piercey as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20190618-0058689, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Karen Jeanine Head by Donald W. Piercey as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20190618-0058691, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Daniel J. Piercey by Donald W. Piercey as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20190618-0058692, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Laura Lee Vokovich by Donald W. Piercey as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20190618-0058693, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☑

This is improved ☑ property, known as Murfreesboro Pike, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hands this ~~3rd~~ 2nd day of April, 2020.

Donald W Piercey

Donald W Piercey

James H Piercey By Donald W Piercey AIF

James H. Piercey
By: Donald W. Piercey, Attorney-in-fact

Debra L Clark By Donald W Piercey AIF

Debra L. Clark
By: Donald W. Piercey, Attorney-in-fact

Sara J Wilkins

Sara J Wilkins

Joseph A Piercey By Donald W Piercey AIF

Joseph A. Piercey
By: Donald W. Piercey, Attorney-in-fact

Daniel J Piercey By Donald W Piercey AIF

Daniel J. Piercey
By: Donald W. Piercey, Attorney-in-fact

Laura Lee Vokovich By Donald W Piercey AIF

Laura Lee Vokovich
By: Donald W. Piercey, Attorney-in-fact

Karen Jeanine Head By Donald W Piercey AIF

Karen Jeanine Head
By: Donald W. Piercey, Attorney-in-fact

State of Tennessee
County of Rutherford

On this 2nd day of April, 2020 before me personally appeared Donald W. Piercey, the person who executed the foregoing instrument on behalf of James H. Piercey, Debra L. Clark, Joseph A. Piercey, Karen Jeanine Head, Daniel J. Piercey and Laura Lee Vokovich, and acknowledged that he executed the same as the free act and deed of the said James H. Piercey, Debra L. Clark, Joseph A. Piercey, Karen Jeanine Head, Daniel J. Piercey and Laura Lee Vokovich, through Power of Attorney granted him by the said James H. Piercey, Debra L. Clark, Joseph A. Piercey, Karen Jeanine Head, Daniel J. Piercey and Laura Lee Vokovich.

WITNESS my hand and seal this 2nd, April, 2020.

Kelsie Holloway
Notary Public
My Commission Expires: 8/16/2020

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Donald W. Piercey and Sara Jane Wilkins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2020.

Commission expires: 8/16/2020

Kelsie Holloway
Notary Public

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

File No.: 21633

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)