Karen Johnson Davidson County
Batch# 433509 DEEDWARRSP
07/09/2020 09:01:30 AM 8 pgs
Fees: $43.00 Taxes: $20,350.00
20200709-0074410

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 West End Avenue, Suite 400
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Insurance Auto Auctions, Inc. Two Westbrook Corporate Center, Third Floor Westchester, IL 60154	New Owner	06900010700 and 06900007100

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $5,500,000.00.

_____
AFFIANT

Subscribed and sworn to before me this ___ day of _____, 2020.

_____
Notary Public

My Commission Expires:

_____

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROBERT D. POOLE AND GLORIA M. POOLE, TRUSTEES OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014 also known as The Poole Family Trust, Dated August 26, 2014 ("Grantors"), have this day bargained and sold and do hereby transfer and convey unto INSURANCE AUTO AUCTIONS, INC., an Illinois corporation ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 3896 and 3898 Stewarts Lane, Nashville, Davidson County, Tennessee 37218.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to Grantee, its successors and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and that they have good right to sell and convey the same.

AND Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed to be effective as of the 1st day of July, 2020.

[Signatures on Following Page]

GRANTORS:

ROBERT D. POOLE, TRUSTEE, AND
GLORIA M. POOLE, TRUSTEE, OF
THE ROBERT D. POOLE AND
GLORIA M. POOLE REVOCABLE
TRUST DATED AUGUST 26, 2014

By: Robert D. Poole
Robert D. Poole, Trustee

By: Gloria M. Poole
Gloria M. Poole, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Jan Marshall, a Notary Public in and for said State and County, the within named GLORIA M. POOLE, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a trustee of THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014, and that she has executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 6th day of July, 2020.

NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

MY COMMISSION EXPIRES:
1-3-22

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public in and for said State and County, the within named ROBERT D. POOLE, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a trustee of THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014, and that he has executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 6th day of July, 2020.

NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

MY COMMISSION EXPIRES:
1-3-22

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500,000.00 .

Claire Burbe
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st **DAY OF** July , 20 20 .

Jodean M. King
NOTARY PUBLIC

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission expires: 6/21/2021

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

LYING ON THE WESTERLY SIDE OF WHITES CREEK AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF SAID CREEK, THE NORTHEAST CORNER OF THE 72 ACRE TRACT CONVEYED BY BENJAMIN W. HYDE TO ROBERT H. MANLOVE, BY DEED RECORDED IN BOOK 38, PAGE 76, REGISTER'S OFFICE FOR SAID COUNTY, AND WHICH IS A PART OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 66 DEG. WEST 66 POLES, MORE OR LESS, TO A STAKE A CORNER OF WHAT WAS FORMERLY ELLEN YOUNG'S LAND; THENCE SOUTH 22-3/4 DEG. WEST 33-8/10 POLES, MORE OR LESS, TO THE NORTHEAST CORNER OF 15 ACRES OF LAND CONVEYED BY ELLEN YOUNG TO J.E. MANLOVE, BY DEED RECORDED IN BOOK 42, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WEST, WITH THE NORTH LINE OF 15 ACRE TRACT, 38.44 POLES TO A STONE IN AN AVENUE OR LANE; THENCE SOUTH, WITH SAID AVENUE OR LANE, 86.88 POLES TO A STONE ON THE NORTH SIDE OF A 25 FOOT STRIP OF GROUND CONVEYED BY ELLEN YOUNG TO GREEN B. STEWART; THENCE WITH THE NORTH LINE OF SAID STRIP, EAST 27 POLES, MORE OR LESS, TO A STONE IN THE MOUTH OF STEWARTS LANE, SUPPOSED TO BE THE SOUTHEAST CORNER OF SAID 72 ACRE TRACT; THENCE WITH SAID STEWART'S NORTHERLY LINE, NORTH 66-1/4 DEG. EAST 95 POLES TO A BOX ELDER, CONTINUING WITH STEWART'S LINE, NORTH 75-1/4 DEG. EAST 59.4 POLES, MORE OR LESS, TO THE CENTER OF WHITES CREEK, NEAR AND BELOW THE OLD MILL; THENCE WITH THE MEANDERINGS OF SAID CREEK, NORTH 7-1/2 DEG. EAST 15 POLES; NORTH 1-1/4 DEG WEST 26.4 POLES; NORTH 51-1/2 DEG. WEST 10 POLES; SOUTH 53-3/4 DEG. WEST 15 POLES; NORTH 72-1/2 WEST 24.25 POLES, SOUTH 63 DEG. WEST 17.2 POLES; NORTH 62-3/4 NORTH 21 DEG. EAST 9.6 POLES; NORTH 74-3/4 DEG EAST 23 POLES; NORTH 9-1/4 DEG EAST 20 POLES TO THE BEGINNING, CONTAINING 87 ACRES, BE THE SAME MORE OR LESS.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO A. GLAUS, BY DEED OF RECORD IN BOOK 561, PAGE 500, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF STEWARTS LANE, 225 FEET SOUTH OF THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO THE SAID PHILIP FORTE AND WIFE, MILDRED FORTE, BY DEED OF RECORD IN BOOK 3793, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY; THENCE PERPENDICULAR TO THE MARGIN OF SAID LANE EASTERLY 450 FEET TO A

POINT; THENCE AT 90 DEGREE ANGLE NORTHERLY 160 FEET; THENCE TO A 90 DEGREE ANGLE EASTERLY 625 FEET TO A POINT; THENCE AT A 90 DEGREE ANGLE SOUTHERLY 210 FEET TO A POINT; THENCE AT A 90 DEGREE ANGLE WESTERLY 1,075.00 FEET TO A POINT IN SAID SOUTHERLY MARGIN OF STEWARTS LANE; THENCE WITH SAID MARGIN NORTHERLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. POOLE AND GLORIA M. POOLE, TRUSTEES OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014, BY DEED FROM ROBERT D. POOLE, OF RECORD IN INSTRUMENT NO. 201408270077906, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

KNOWN AS: 3896 & 3898 STEWARTS LANE, NASHVILLE, TN 37218 TAX PARCEL #S 069.00-71.00 & 107.00

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. Metropolitan Nashville and Davidson County, Tennessee taxes for the year 2020, a lien, not yet due and payable.

2. Terms and provisions of Storm Water Detention Agreement by and between Bob Poole and The Metropolitan Government of Nashville and Davidson County, of record in Book 9227, Page 347, in the Register's Office of Davidson County, Tennessee.

3. Easement for the flow of the waters of Whites Creek, and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the waters of Whites Creek, free from diminution or pollution.

5. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Whites Creek.

6. That portion of the land embraced within the bounds of any public road or thoroughfare.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

