Karen Johnson Davidson County
Batch# 463337 DEEDWARR
08/25/2020 12:52:30 PM 5 pgs
Fees: $28.00 Taxes: $8,047.50
20200825-0096208

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32803-1B / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Noorbakhsh Investments LLC and Nashville Auto Sales of Murfreesboro Road, Inc. ATTN: M. Noorbakhsh 10 Culvert Street Nashville, TN 37210	New Owner	10508026700

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Timothy A. Ranson** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Noorbakhsh Investments LLC, a Tennessee limited liability company and Nashville Auto Sales of Murfreesboro Road, Inc., a Tennessee corporation, as tenants in common** (hereinafter referred to as the "**Grantees**"), their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

That certain tract or parcel of land lying and being in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference.

Being all of the same property conveyed to Timothy A. Ranson, by Deed dated August 25, 2005 from John Steinhouse, of record in Instrument No. 20050906-0106232, Register's Office for Davidson County, Tennessee.

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 successors and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24 day of August, 2020.

Timothy A. Ranson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy A. Ranson, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 24 day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,175,000.00.

Affiant

Subscribed and sworn to before me this
24 day of August, 2020.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 6/3/2021

EXHIBIT A

Legal Description

That certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron rod set in the southerly right-of-way line of Culvert Street, 50 feet in width, at the intersection with the easterly right-of-way line of CSX Transportation Railroad;

Thence leaving the easterly right-of-way line of CSX Transportation Railroad, with the southerly right-of-way line of Culvert Street, South 78 deg 38 min 32 sec East, 356.00 feet to an existing concrete monument, at a corner common with the property of AKZO Nobel Coatings, Inc., as of record in Instrument Number 20050215- 0017166, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Culvert Street, with the westerly property line of AKZO Nobel Coatings, Inc., South 11 deg 57 min 54 sec West, 303.02 feet to an iron rod set, in the northerly right-of-way line of CSX Transportation Railroad;

Thence with the northerly right-of-way line of CSX Transportation Railroad, with a curve to the right, along an arc length of 367.21 feet, the central angle of which is 17 deg 10 min 30 sec, the radius of which is 1225.00 feet, the chord of which is North 69 deg 20 min 43 sec West, 365.83 feet to an iron rod set, at the intersection with the easterly right-of-way line of CSX Transportation Railroad;

Thence with the easterly right-of-way line of CSX Transportation Railroad, North 12 deg 52 min 44 sec East, 244.00 feet to the POINT OF BEGINNING. Containing 101,511 square feet or 2.330 acres more or less as described according to Boundary & Topographic Survey of Tax Map 105-08, Parcel 267, Deed Book 7027, Page 167 (10 Culvert Street) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated August 16, 2005, revised on August 17 and 22, 2005 and bearing Job No. 05230 CW.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 10508026700. 2020 property taxes have been prorated between the parties at closing and assumed by the Grantee.

2. Rights of CSX Transportation, Inc., successor in interest to the Tennessee Central Railway, as pertains to charter right-of-way, if any, that may impact the subject property for the railroad track lines running along the southerly and westerly boundary of the subject property.

3. All Matters as shown on the ALTA As-Built Survey of 10 Culvert Street by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., Tennessee R.L.S.# 1728 dated May 30, 2020 as File No. 20004.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

