Karen Johnson Davidson County
Batch# 464166 DEEDWARR
08/26/2020 09:50:58 AM 3 pgs
Fees: $18.00 Taxes: $1,716.80
20200826-0096599

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$464,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 24th day of August, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lamon Enterprises, LLC	Lamon Enterprises, LLC	6-34, 6-33, 6-47, 6-39, 6-146, 6-88 & 6-150
(NAME)	(NAME)	
7420 Bethel Road	7420 Bethel Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201904

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **R & A Properties, Inc.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lamon Enterprises, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:

Beginning at an iron pin (old), a common corner of a tract of land which belongs to R&A Properties, Inc., having a deed reference in I.N. 20000630-0065316, RODCT, (Tract 7, therein), and a second tract of land which belongs to R&A Properties. Inc., having a deed reference in I.N. 20000630-0065316, RODCT, (Tract 3, therein), the most easterly northeast corner of this tract and continuing, as follows:
S 31°06'19" W, passing a common corner of said second mentioned tract of land which belongs to R&A Properties, Inc., and a third tract of land which belongs to R&A Properties, inc., having a deed reference in I.N. 20000630-0065316, RODCT, (Tract 2, therein), and continuing on passing a corner of said third mentioned tract of land which belongs to R& Properties, inc, and the northerly right-of-way of CSX Rail Road at 492.91 feet, and continuing on in all, 542.91 feet to an iron pin (new), in the northerly right-of-way of CSX Rail Road;
thence with a curve to the right, having a radius of 3885.68 feet, an arc distance of 2156.93 feet, and a chord bearing and distance of N 42°54'17" W, 2129.35 feet to an iron pin (new), in the easterly margin of CSX Rail Road, in the southerly boundary of a tract of land which belongs to Marty and Shari Wall, having a deed reference in I.N. 20120613-0051757, RODCT;
thence, N 59°47'49" E, 236.05 feet to an iron pin (old), a common corner of said tract of land which belongs to Marty and Shari Wall, and a fourth tract of land which belongs to R& A Properties, Inc., having a deed reference in I.N. 20000630-0065316, RODCT, (Tract 6, therein);
thence with the boundary of said fourth tract of land which belongs to R&A Properties, Inc., as follows:
N 72°23'51" E, 525.39 feet to an iron pin (new);
thence, S 64°52'54" E, 207.75 feet to an iron pin (new);
thence, S 26°06'45" E, 255.75 feet to a stone (old), a common corner of said fourth mentioned tract of land which belongs to R&A Properties, Inc., and said first mentioned tract of land which belongs to R&A Properties, Inc.;
thence with the boundary of said first mentioned tract of land which belongs to R&A Properties, inc., as follows:
S 25°36'52" W, 346.50 feet to an iron pin (new);
thence, S 49°58'15" E, 462.00 feet to an iron pin (new);
thence, S 10°09'15" W, 214.50 feet to an iron pin (new);
thence, S 15°09'46" E, 396.00 feet to an iron pin (new);
thence, N 71°56'44" E, 478.46 feet, to the point of beginning, containing **25.67 acres**, more or less, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated August 12, 2020.

TRACT NO. 2:

According to a copy of a survey thereof made June 29, 1963, by James A. Hamilton, Jr., Surveyor as follows: Beginning at a point in the center line of Bakers Station Road, formerly known as Lame Dog Road, said point being at the intersection of Bakers Station Road, as now located, and the approximate center line of Old Bakers Station Road, said point likewise being the northwesterly corner of the Hampton Land and a corner of the lands of Malcolm B. Hinkle and wife, consisting of two tracts shown on said survey, said point likewise being North 3°30' E 493.17 feet from the center line of the North bound main track of the L&N Railroad; thence along the southerly line of the Malcolm B. Hinkle 8.75 acres tract, North 51°46'11.43" W 1,498.16 feet to a point in the easterly line of the Baker Tract; thence with the line of said tract, South 31°06'13.46" W 224.75 feet to the northeasterly right-of-way of the L&N Railroad, which at this point is 300 feet wide, said point being North 31°06'18.46" E 150.09 feet northeast from the center line of said North bound main track; thence along

said Railroad right-of-way, parallel to the center line of the North bound main track, South 56°57'30"E 411.2 feet to a point and continuing southeasterly around a curve, having a radius of 3,014.93 feet, a distance of 503.99 feet to a point and continuing South 47°22'50" E 362.28 feet to a point in the northerly margin of Bakers Station road, as now located, in the center line of Old Bakers Station Road; thence with the center line of said Old Road, continuing along the line of the property of the L&N Railroad, North 57°45' E 135.8 feet to a point and South 81°45' E 179.85 feet to the point of beginning, containing 6.35 acres, more or less.

TRACT NO. 3:
According to a copy of a survey made by James A. Hamilton, Jr., made June 29, 1963, consisting of two tracts shown on said survey as follows: Beginning at a point in the center line of Bakers Station Road, as now located, formerly known as Lame Dog Road, at a point in the line of the lands of L&N Railroad, the southeasterly corner of the Clyde E. Creasy Tract, as conveyed by deed of record in Book 2737, page 385, Register's Office; being a corner of the Hampton Lands as originally conveyed in Book 271, page 250; Register's Office, said point being in the center line of the Old Bakers Station Road and being a common southerly corner of said Hampton Tract shown on said survey and likewise being located North 3°30' E 493.17 feet from the center line of the north bound main tract of the L&N Railroad; thence along Hampton's line, along the center line of Old Bakers Station Road, north 68°36'44.33" E 155.1 feet; South 42°53'55.08" E 42.09 feet to a point in the center line of Bakers Station Road, as now located; thence with the center line of same, as follows: North 85°01'30" E 68.5 feet; North 76°23'25.4" E 100.51 feet; North 67°01'30" E 100 feet; North 53°44'04.67" E 99.84 feet; North 41°31'30" E 100 feet; North 29°37'12.1" E 100.05 feet; thence leaving the center line of said Road, and running North 28°06'30" E 185.55 feet to a point near the east margin of said Road, said point being South 7°16'40" W 16.5 feet from an old squared set stone corner; thence crossing said Road as follows: North 87°13'20" W 338.25 feet to a point; thence South 70°46'40" W 102.3 feet; thence South 53°16'40" W 326.7 feet to a point in the east line of the other Malcolm B. Hinkle tract herein described; thence along the east line of said Tract, North 3°30' E 57.75 feet to a corner at the east end of an old stump in a fence in Coggin line; thence with Coggin's line, North 86°13'02.7" W 430.89 feet to a point in the remnants of an old pile of rock; thence North 16°54'01.7" W 875.47 feet to a hickory in a fence line corner; thence along Coggin's line, along said fence South 84°52'40" W 389.39 feet to a large hickory tree, a fence corner of the Baker tract; thence along Baker's line, partly along said fence, South 31°06'18.46" W 262.46 feet to the most northerly corner of the Clyde E. Creasy 6.35 acre tract; thence along Creasy's northerly line, South 51°46'11.43" E 1,498.16 feet to the point of beginning, having a combined area in both tracts of 13.61 acres, more or less.

TRACT NO. 4:
Beginning at a steel pipe, the southwest corner of the Louis M. & Ramona Jones Property, of record in Deed Book 5664, page 768, Register's Office of Davidson County, Tennessee:
1. Thence, with an existing fence, North 68°06'44" E, 190.93 feet to an iron pin;
2. Thence, continuing with an existing fence South 85°08'32" E, 53.42 feet to an iron pin;
3. Thence, leaving said fence, South 32°19'01" E, 1076.52 feet to an iron pin in an existing fence;
4. Thence, with an existing fence, North 79°23'08" W, 80.91 feet to an iron pin;
5. Thence, continuing with an existing fence, South 78°59'21" W, 65.52 feet to an iron pin;
6. Thence, continuing with an existing fence, South 67°44'27" W, 198.70 feet to an iron pin;
7. thence, with an existing fence, North 30°19'30" W 525.41 feet to an iron pin;
8. Thence, continuing with an existing fence, North 34°12'12" W, 192.20 feet to an iron pin;
9. Thence, continuing with an existing fence, North 19°03'27" West, 321.12 feet to the point of beginning containing 308,327.337 square feet or 7.078 acres, more or less.

TRACT NO. 5:
According to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated March 15, 1990 and described as follows: Beginning at an iron pin, the most southwest corner of this tract, and being a corner to Terry Reeves; thence, with the line of said Reeves, North 12°18'13" W 875.47 feet to an iron pin, corner to said Reeves; thence, with a new dividing line, South 89°45'13" E 773.95 feet to a corner rock, the most southwest corner of Della Ruth Proctor Baker, and a corner to John W. Henry; hence, with the line of said Henry for the next three calls as follows: South 11°49'19" W 298.65 feet to an iron pin; thence, South 03°49'19" W 298.65 feet to a point on the side of a bluff; thence, South 13°50'57" W 334.24 feet to an iron pin, corner to said Henry and a corner to said Reeves; thence with said Reeves, North 81°37'14" W 430.89 feet to the beginning, containing 12.28 acres, more or less.

TRACT NO. 6:
Beginning at an Oak in the line of Elbert W. Maxwell, this point located North 82°30' W 222.25 feet of a stone in old line and a total of 1,000 feet west of a stone corner on the top of the ridge. Thence North 82°30' W 409.7 feet to a stone, thence North 84° W 283.8 feet to a stone on top of the main ridge (old corner of J.S. Ross property in the line of the Smiley Heirs). Thence with the top of the ridge North 28° W 255.75 feet to a stone; thence North 73°30' W 181.5 feet; South 69° W 445.5 feet to a stone; thence South 81° W 181.5 feet to a stone; thence North 26° 30' W 364.0 feet to a stone; thence North 6° E to a stone; thence North 10° W 313.5 feet to a stone, corner in the Coggins Estate and the 32 acre tract conveyed to G.A. and G.C. Coggins by deed from Roy Capps, of record in Book 1434, page 3, Register's Office of said County. Thence North 7° E 366.3 feet; North 42° E 140.25 feet to an elm; thence North 70° E 262.35 feet; South 79° E 245.85 feet to Oak; thence North 70° E 293.7 feet to a stake with elm and hickory pointers; thence North 63° E 356.45 feet to double oak; South 34° E 348.15 feet to post oak; thence South 60° E 293.7 feet to a double oak; thence North 85° E 320.1 feet, corner to Louis Jones; thence down nose of hill South 31°30' E 164 feet; South 21 ° E 250 feet; South 48° E 100 feet; South 28° W 140 feet; South 14° 25' W 240 feet crossing small hollow; South 6°30' W 100 feet; South 26° W 610 feet crossing hollow and up hillside to the beginning, containing 65.78 acres, more or less, by survey of Chester H. Green on April 13, 1977.

TRACT NO. 7:

According to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 15, 1990 with the division line being calculated November 30, 1998 as follows:

Beginning at a corner rock, a common corner to Della Baker (DB 7528, P. 737 and John W. Henry (DB 5705, P. 787), and being the most southeast corner of this tract; thence North 89°45'13" W, a distance of 773.95 feet to a point; thence South 89°28'07" W, a distance of 387.65 feet to a point; thence, South 78°32'05" W, a distance of 478.50 feet to a point; thence, North 8° 32'18" W, a distance of 396.00 feet to a point; thence, North 16°37'14" E, a distance of 214.50 feet to a point; thence North 43°22'46" W, a distance of 462.00 feet to a point; thence, North 32°07'14" E, a distance of 346.50 feet to a point; thence, South 77°40'09" E, a distance of 631.95 feet to a point; thence South 67°39'41" E, a distance of 229.52 feet to a point; thence with a new dividing line, South 56°43'31" E, a distance of 736.75 feet to a point; South 04°14'32" E a distance of 299.73 feet to a point; South 03°14'20" E, a distance of 167.64 feet to the point of beginning, containing 36.02 acres, more or less.

AND BEING the same property which was conveyed to R&A Properties, Inc., by General Warranty Deed from Terry Cameron Reeves, et al, dated March 23, 2000 and filed of record which is recorded in Instrument Number (I.N.) 20000630-0065316, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 166.78 +/- acres on Baker Station Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of August, 2020

R & A Properties, Inc.

By: Ron Wall, President

By: Alisa Wall, Secretary

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ron Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of R & A Properties, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President (or other authorized officer).

Witness my hand, at office, this 24th of August, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Alisa Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Secretary (or other officer authorized to execute the instrument) of R & A Properties, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Secretary (or other authorized officer).

Witness my hand, at office, this 24th of August, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021